



AGENDA
GREER CITY COUNCIL

January 10, 2023

MEETING LOCATION: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

6:30 PM

COUNCIL REGULAR MEETING

Call to Order

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilman Mark Hopper

Public Forum

Minutes of Council Meeting

1. December 13, 2022
(Action Required)

Departmental Reports

1. Building and Development Standards Activity Report - November 2022
2. Engineering Activity Report - November 2022
3. Financial Activity Report - November 2022
[Link to Detail Financial Reports](#)
4. Fire Department Activity Report - November 2022
5. Municipal Court Activity Report - November 2022
6. Parks, Recreation & Tourism Activity Report - November 2022
7. Police Department Activity Report - November 2022
8. Public Services Activity Report - November 2022

9. Website Activity Report - November 2022

Administrator's Report

Andy Merriman, City Administration

Appointments to Boards and Commissions

1. Election Commission
Joe Baldwin's term expired 12/31/2022 (Action Required)
2. Housing Authority of the City of Greer Board of Commissioners
Julie Barnes' term expired 10/31/2022 (Action Required)

Old Business

1. Second and Final Reading of Ordinance Number 73-2022
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED AT 101 CLAYTON STREET FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT). (Action Required)
2. Second and Final Reading of Ordinance Number 74-2022
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY BRIAN FOWLER, GREG TAYLOR AND ETC CUSTODIAN FBO GREGORY TAYLOR IRA LOCATED ON WILDWOOD DRIVE FROM R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)
3. Second and Final Reading of Ordinance Number 75-2022
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CHANDLER AT MEMORIAL HOLDINGS, LLC LOCATED ON CHANDLER ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)
4. Second and Final Reading of Ordinance Number 76-2022
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THOMAS GASTON LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES. (Action Required)

New Business

1. First Reading of Ordinance Number 1-2023

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JOGA SIAN LOCATED AT 445 MAYFIELD ROAD FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO S-1 (SERVICE DISTRICT). (Action Required)

Ordinance 1-2023 is a rezoning request for a parcel located at 445 Mayfield Rd. The request is to rezone the parcel from R-12, Single-family Residential to S-1, Services District. The Planning Commission conducted a public hearing on December 19, 2022 for the rezoning of the parcel and recommended approval.

Ashley Kaade, Planning Manager

2. First and Final Reading of Resolution Number 1-2023

A RESOLUTION ADOPTING THE CITY OF GREER ANNUAL SAFETY STATEMENT (Action Required)

3. First and Final Reading of Resolution Number 2-2023

A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE PATHOGEN STANDARD TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS (Action Required)

Executive Session

Council may take action on matters discussed in executive session.

1. Contractual Matter

Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to Greer Development Corporation; as allowed by State Statute Section 30-4-70(a)(2).

2. Contractual Matter

Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to Project Lineout; as allowed by State Statute Section 30-4-70(a)(2).

Adjournment

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a program, service, activity or public meeting of the City of Greer should contact Catrina Woodruff, ADA Coordinator at (864) 479-0965 as soon as possible, but no later than 48 hours prior to the scheduled event.

Category Number:
Item Number:



AGENDA
GREER CITY COUNCIL
1/10/2023

Councilman Mark Hopper

ATTACHMENTS:

Description	Upload Date	Type
▣ 2023 Invocation Schedule	1/3/2023	Backup Material



**Greer City Council
2023 Invocation Schedule**

January 10, 2023	Councilmember Mark Hopper
January 24, 2023	Councilmember Lee Dumas
February 14, 2023	Councilmember Wryley Bettis
February 28, 2023	Councilmember Judy Albert
March 14, 2023	Mayor Rick Danner
March 28, 2023	Councilmember Jay Arrowood
April 11, 2023	Councilmember Karuam Booker
April 25, 2023	Councilmember Mark Hopper
May 9, 2023	Councilmember Lee Dumas
May 23, 2023	Councilmember Wryley Bettis
June 13, 2023	Councilmember Judy Albert
June 27, 2023	Mayor Rick Danner
July 11, 2023	Councilmember Jay Arrowood
July 25, 2023	Councilmember Karuam Booker
August 8, 2023	Councilmember Mark Hopper
August 22, 2023	Councilmember Lee Dumas
September 12, 2023	Councilmember Wryley Bettis
September 26, 2023	Councilmember Judy Albert
October 10, 2023	Mayor Rick Danner
October 24, 2023	Councilmember Jay Arrowood
November 14, 2023	Councilmember Karuam Booker
November 28, 2023	Councilmember Mark Hopper
December 12, 2023	Councilmember Lee Dumas

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/10/2023

December 13, 2022

Summary:

(Action Required)

ATTACHMENTS:

Description		Upload Date	Type
□	Council Meeting Minutes December 13,	1/6/2023	Backup
	2022		

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL December 13, 2022

Meeting Location: Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:32 P.M.

The following members of Council were in attendance: Jay Arrowood, Karuam Booker, Mark Hopper, Lee Dumas, Wryley Bettis and Judy Albert.

Others present: Andy Merriman, City Administrator, Amber Tishenkel, Executive Administrative Assistant, Steve Owens, Communications Manager and various other staff and media.

Invocation and Pledge of Allegiance

Councilman Karuam Booker

Public Forum

No one signed up to speak

Minutes of the Council Meeting

November 22, 2022

ACTION – Councilmember Wryley Bettis made a motion that the minutes of November 22, 2022 be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition

Key to the City – Representative Rita Allison

Mayor Danner presented Representative Rita Allison with a Key to the City which stated "Let this Key serve as a lasting token of sincere appreciation from Mayor Rick Danner and Greer City Council to Rita Allison for her tireless service to residents of District 36, particularly in support of children and seniors, as a member of the Spartanburg County District Five School Board from 1986-1992, and as a member of the S.C. House of Representatives from 1993-2002 and again from 2009-2022."

Key to the City – Councilman Joe Dill

Mayor Danner presented Councilman Joe Dill with a Key to the City which stated "For embodying the spirit of service above self and rendering dedicated and effective representation

to residents of District 17 for 24 years on Greenville County Council and 12 years on the Greenville County School Board, let this Key serve as a lasting token of sincere appreciation from Mayor Rick Danner and Greer City Council to Joe Dill.”

Proclamation – Joel Dill

Greer City Council hereby recognizes Joel Dill as an honorary citizen of the City of Greer. Mayor Rick Danner and Greer City Council recognize Joel Dill for his dedication to the community that is blessed by his presence and proclaim him to be an honorary citizen of the City of Greer, South Carolina.

Key to the City – Randy Jones

Mayor Danner presented Randy Jones with a Key to the City which stated “Let this Key serve as a token of sincere appreciation from Mayor Rick Danner and Greer City Council to Randy Jones For his longtime generous support of the City of Greer and its employees and his unending desire as a preeminent leader in the business community to help make his community the best it can be.”

Key to the City – Tom Mills

Mayor Danner presented Tom Mills with a Key to the City which stated “Let this Key serve as a lasting token of sincere appreciation from Mayor Rick Danner and Greer City Council to Tom Mills For his devoted public service, pride and love of the community, serving as an ambassador to visitors to the City, and his unwavering support for our veterans and first responders.”

Certificate of Appreciation – Officer Steve Anderson

Steve Anderson was recognized upon his retirement for 24 years and 8 months of dedicated service to the City of Greer. Officer Anderson served the Police Department from March 5, 1998 to December 12, 2022. Officer Anderson was presented with a Certificate of Appreciation and a gift in appreciation of his service.

Certificate of Appreciation – Sergeant Randle Ballenger

Randle Ballenger was recognized upon his retirement for 25 years and 4 months of dedicated service to the City of Greer. Sergeant Ballenger served the Police Department from July 24, 1997 to January 5, 2023. Sergeant Ballenger was presented with a Certificate of Appreciation and a gift in appreciation of his service.

Certificate of Appreciation – Suzette Ashley

Suzette Ashley was recognized upon her retirement for 24 years of dedicated service to the City of Greer. Mrs. Ashley served the Municipal Court from December 31, 1998 to December 30, 2022. Mrs. Ashley was presented with a Certificate of Appreciation and a gift in appreciation of her service.

Employee Recognition

Mayor Rick Danner read Resolution Number 22-2022 recognizing and commending the following City of Greer Employees for their dedicated and faithful service:

Jennifer Beaudin has served in the Police Department for 5 years;
Carlos Pagan Rodriguez has served in the Police Department for 5 years;
Thomas Waters has served in the Police Department for 5 years;
Ruthie Helms has served in the Building and Development Standards Department for 10 years;
Heather Smith has served in the Administration Department for 10 years;
Jordan Williams has served in the Police Department for 10 years and
Lamar Whitman has served in the Public Services Department for 30 years.

Petitioner

Jennifer Middleton with Premier Pedal Parties located at 115 School Street requested Council consider options for allowing Premier Pedal Parties to serve alcoholic beverages on their bikes.

Andy Merriman, City Administrator presented the following:

Mr. Merriman thanked Council for all they do for City Staff. He also thanked the retirees for their service.

Building and Development Standards – effective January 1, 2023 the City of Greer and the State of South Carolina will enforce the 2021 International Building Codes and the 2020 National Electric Codes with State amendments. There are approximately 2500 codes changes. If you have questions please check www.cityofgreer.org for additional information.

Loose Leaf Collection – Loose leaf collection is underway and will continue through February 3, 2023. The calendar and map are available on the city's website.

City of Greer Administrative Offices – will be closed Friday, December 23rd and Monday, December 26th and Monday, January 2, 2023 in observance of Christmas and New Year's.

2022 Santee Cooper Excellence in Law Enforcement Award

Matt Hamby, Police Chief informed Council the Greer Police Department was awarded the South Carolina Law Enforcement Officers Association 2022 Santee Cooper Excellence in Law Enforcement Award. This award is presented to one (1) law enforcement agency in South Carolina for their outstanding performance with regards to effort, innovative service to the community, efficiency and results.

Appointments to Boards and Commissions

Accommodations Tax Advisory Committee

Bill Tyler's term expires 12/31/2022.

ACTION – Councilmember Jay Arrowood nominated Bill Tyler for reappointment to the Accommodations Tax Advisory Committee. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried unanimously.

Reno Deaton's term expires 12/31/2022.

ACTION – Councilmember Jay Arrowood nominated Reno Deaton for reappointment to the Accommodations Tax Advisory Committee. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried unanimously.

Construction Board of Adjustments and Appeals

George McCall's term expires 12/31/2022.

ACTION – Councilmember Jay Arrowood nominated George McCall for reappointment to the Construction Board of Adjustments and Appeals. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried unanimously.

Election Commission

Joe Baldwin's term expires 12/31/2022.

No action was taken.

Greer Development Corporation Board of Directors

Kevin Duncan's term expires 12/31/2022.

ACTION – Councilmember Wryley Bettis nominated Kevin Duncan for reappointment to the Greer Development Corporation Board of Directors. Councilmember Lee Dumas seconded the motion.

VOTE – Motion carried unanimously.

Housing Authority of the City of Greer

Julie Barnes' term expired 10/31/2022.

No action was taken.

OLD BUSINESS

Second and Final Reading of Ordinance Number 2-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A PORTION OF PROPERTY OWNED BY KATHY P. SMITH AND JAMES ALLEN SMITH III LOCATED AT 812 HARVEY ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY.

Ashley Kaade, Planning Manager stated this request initially came before Council in March, she provided a review of the information. A representative of the owner was present but did not speak.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 2-2022. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 3-2022

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GREER, SOUTH CAROLINA AND HARVEY DEVELOPMENT, LLC, WITH RESPECT TO INFRASTRUCTURE IMPROVEMENTS IN THE CITY OF GREER, AND OTHER MATTERS RELATED THERETO

Ashley Kaade, Planning Manager stated there was no new or additional information.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 3-2022. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 65-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY ALLEN STINE LOCATED ON EAST GAP CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTIES.

Ashley Kaade, Planning Manager stated the Planning Commission held a Public Hearing earlier this month and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 65-2022. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 68-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY THE CITY OF GREER LOCATED AT 137 ROGERS CIRCLE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF OD (OFFICE DISTRICT) FOR SAID PROPERTY.

Ashley Kaade, Planning Manager stated the Planning Commission held a Public Hearing for this case and recommended approval.

ACTION – Councilmember Karuam Booker made a motion to approve Second and Final Reading of Ordinance Number 68-2022. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 69-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY THE CITY OF GREER LOCATED ON COUNTRY CLUB ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-20 (RESIDENTIAL SINGLE-FAMILY DISTRICT) FOR SAID PROPERTY.

Ashley Kaade, Planning Manager stated the Planning Commission held a Public Hearing and recommended approval.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 69-2022. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 70-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY THE CITY OF GREER LOCATED ON PALMETTO DRIVE BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-20 (RESIDENTIAL SINGLE-FAMILY DISTRICT) FOR SAID PROPERTY.

Ashley Kaade, Planning Manager stated the Planning Commission held a Public Hearing for this case and recommended approval.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 70-2022. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 71-2022

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GREER, SOUTH CAROLINA AND DIVINE GROUP, LLC OR ITS ASSIGNS, WITH RESPECT TO CAPITAL IMPROVEMENTS IN THE CITY OF GREER, AND OTHER MATTERS RELATED THERETO

Ashley Kaade, Planning Manager stated there was no new or additional information. This ordinance is related to Ordinance 65-2022.

ACTION – Councilmember Mark Hopper made a motion to approve Second and Final Reading of Ordinance Number 71-2022. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 72-2022

AN ORDINANCE TO REDISTRICT THE SIX (6) SINGLE MEMBER ELECTION DISTRICTS FOR THE ELECTION OF CITY COUNCIL MEMBERS BASED UPON THE 2020 DECENNIAL CENSUS

Discussion held.

ACTION – Councilmember Karuam Booker made a motion to approve Second and Final Reading of Ordinance Number 72-2022. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried 6-1 with Councilmember Bettis voting in opposition.

NEW BUSINESS

First and Final Reading of Resolution Number 23-2022

A RESOLUTION PURSUANT TO SECTION 4-1-170(C), CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, CONSENTING TO THE PLACEMENT OF CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF GREER IN A JOINT INDUSTRIAL AND BUSINESS PARK OF SPARTANBURG AND CHEROKEE COUNTIES.

Reno Deaton, Executive Director of Greer Development Corporation presented the request.

ACTION – Councilmember Mark Hopper made a motion to approve First and Final Reading of Resolution Number 23-2022. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 73-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED AT 101 CLAYTON

STREET FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT).

Ashley Kaade, Planning Manager presented the request. The Planning Commission held a Public Hearing November 21, 2022 and recommended approval. Neither the owner nor a representative was present.

ACTION – Councilmember Lee Dumas made a motion to approve First Reading of Ordinance Number 73-2022. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 74-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY BRIAN FOWLER, GREG TAYLOR AND ETC CUSTODIAN FBO GREGORY TAYLOR IRA LOCATED ON WILDWOOD DRIVE FROM R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Ashley Kaade, Planning Manager presented the request. Staff recommended approval. The Planning Commission held a Public Hearing November 21, 2022 and recommended approval. A representative was present.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 74-2022. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 75-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CHANDLER AT MEMORIAL HOLDINGS, LLC LOCATED ON CHANDLER ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).

Ashley Kaade, Planning Manager presented the request. Staff recommended approval. The Planning Commission held a Public Hearing November 21, 2022 and recommended approval.

ACTION – Councilmember Lee Dumas made a motion to approve First Reading of Ordinance Number 75-2022. Councilmember Jay Arrowood seconded the motion.

A representative Chip Fogelman, Arbor Land Design spoke. Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 76-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THOMAS GASTON LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

Ashley Kaade, Planning Manager presented the request. The Planning Commission will hold a public hearing December 19, 2022. A representative was present but did not speak.

ACTION – Councilmember Jay Arrowood made a motion to approve First Reading of Ordinance Number 76-2022. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 77-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF A CERTAIN PROPERTY OWNED BY GREG SHERK LOCATED AT 319 MORROW STREET FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT).

Ashley Kaade, Planning Manager presented the request. Staff recommended approval. The Planning Commission held a Public Hearing November 21, 2022 and recommended approval. Neither the owner nor a representative was present.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 77-2022. Councilmember Jay Arrowood seconded the motion.

Brief discussion held.

VOTE – Motion carried unanimously.

Executive Session

1. Contractual Matter – Project Keystone

ACTION – In (8:09 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss one (1) Contractual Matter pertaining to Project Keystone; as allowed by State Statue Section 30-4-70(a)(2). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

Mayor Danner stated during Executive Session they considered the above matter and no action was taken.

ACTION - Out (8:37 p.m.) – Councilmember Mark Hopper made a motion to come out of Executive Session. Councilmember Lee Dumas seconded the motion. Motion carried unanimously.

Action taken after Executive Session

ACTION – Councilmember Lee Dumas made a motion to authorize the City Administrator to begin contract negotiations regarding Project Keystone. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried unanimously.

Adjourn – 8:38 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, December 9, 2022.

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/10/2023

Building and Development Standards Activity Report - November 2022

ATTACHMENTS:

Description	Upload Date	Type
▢ Building and Development Standards Activity Report - November 2022	1/3/2023	Backup Material

Building and Development Standards

Monthly Report: November 2022

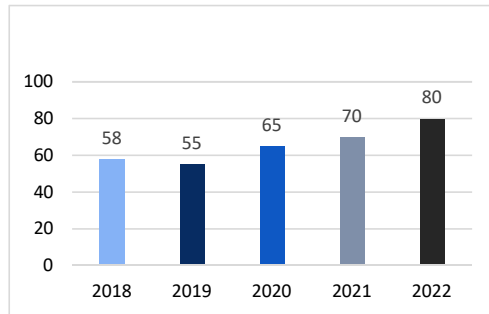


This is the monthly activity report of the Building and Development Standards department. It tracks the activities of: Planning & Zoning, Building Inspections and Code Enforcement, and GIS. More information about our Teams are located on the City of Greer's website at www.cityofgreer.org.

Planning & Zoning

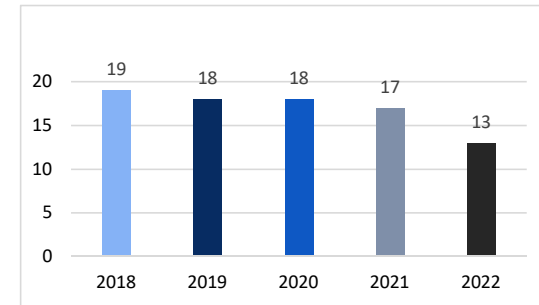
Planning Commission

The Planning Commission reviewed 7 cases in October



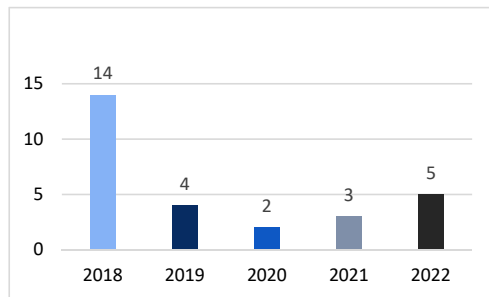
Board of Zoning Appeals

The Board of Zoning Appeals reviewed one case in October



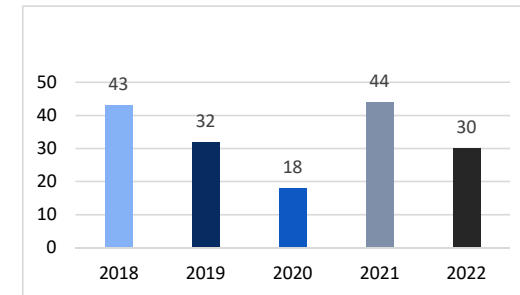
Board of Architectural Review

The Board of Architectural Review reviewed zero cases in October



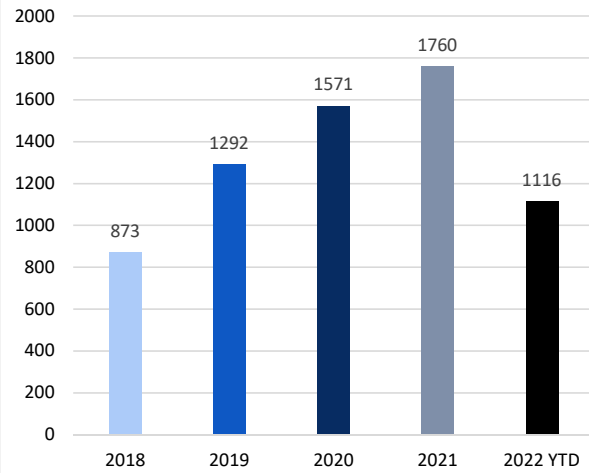
Planning Advisory Committee

The Planning Advisory Committee reviewed two case in October

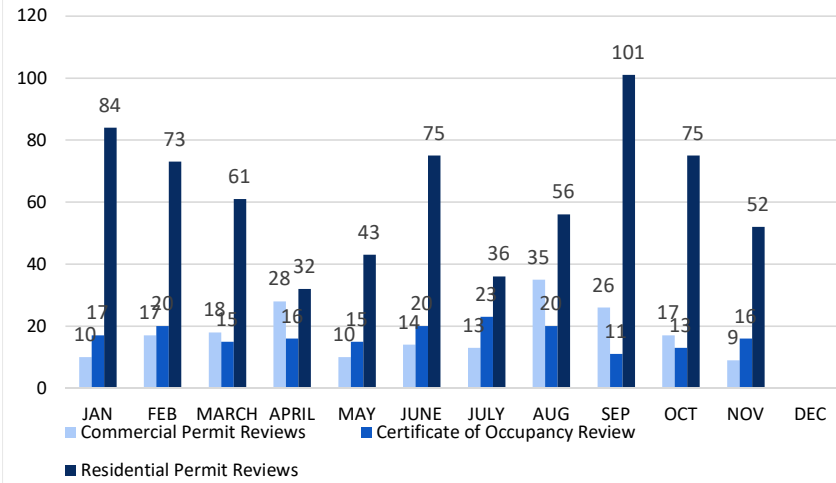


For more information about these cases, please visit the Planning and Zoning webpage at: <http://www.cityofgreer.org> or visit the GIS webpage to see an interactive Development Dashboard.

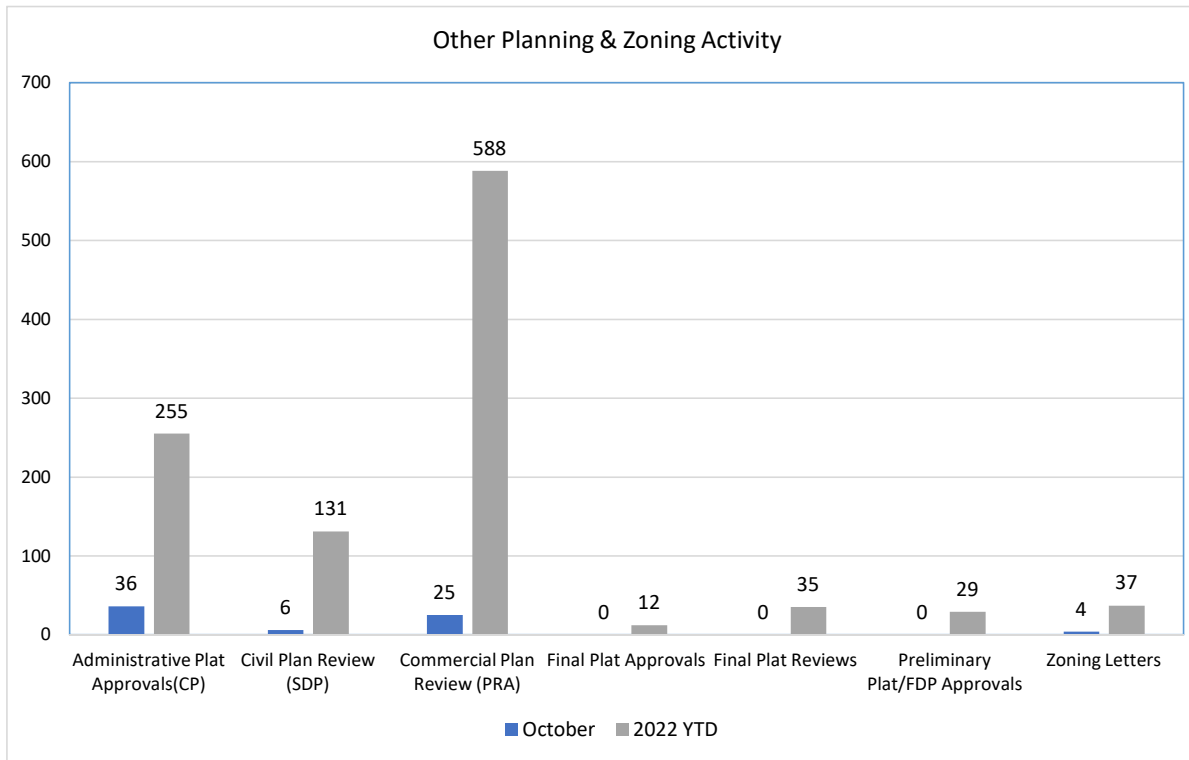
Zoning Reviews Monthly Comparison



Zoning Review Breakdown

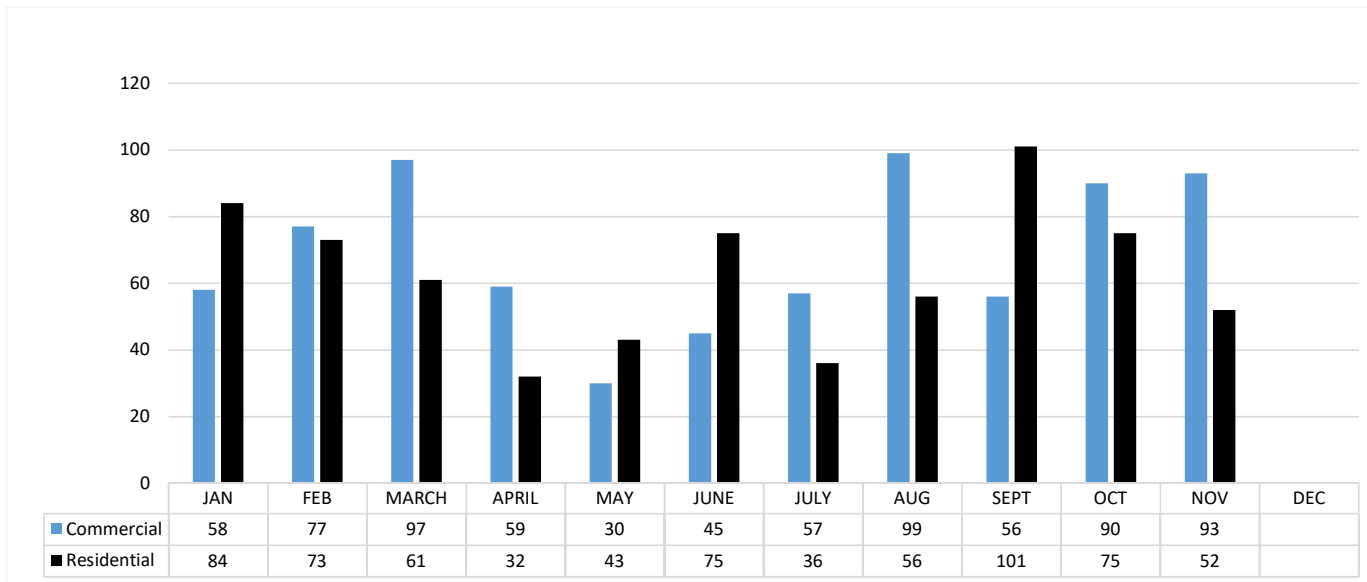


	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	132	134	94	76	68	109	72	111	138	105	77	
2021 YTD	189	182	193	184	150	127	132	124	112	129	92	146



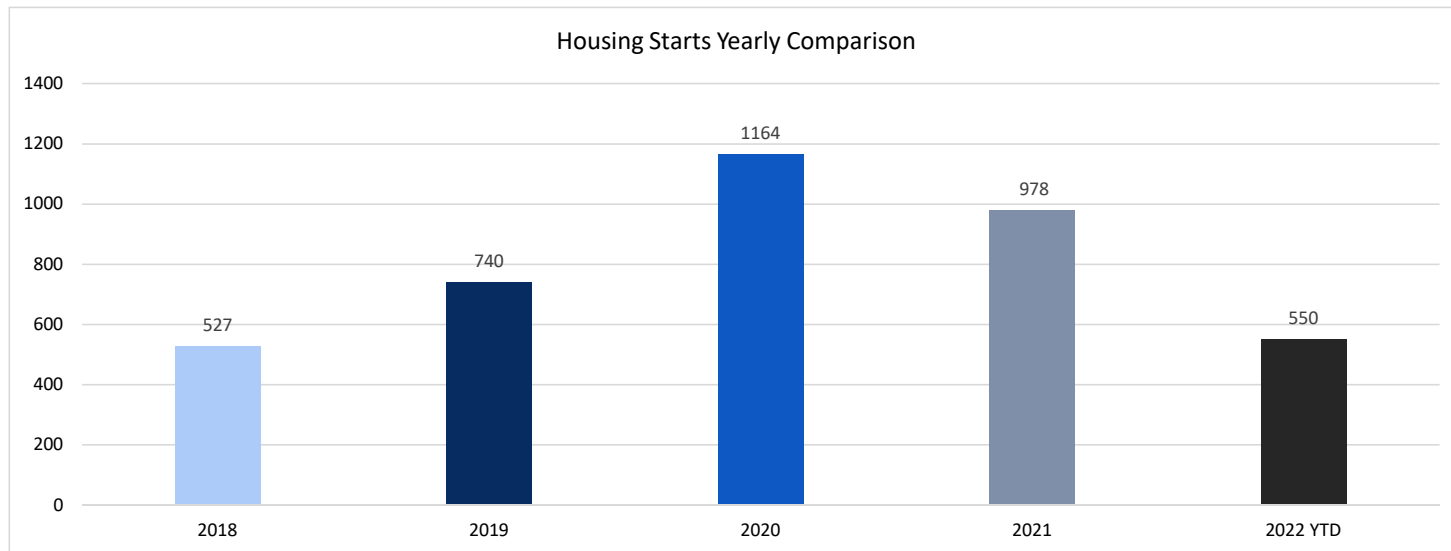
Building & Code Enforcement

Plan Reviews



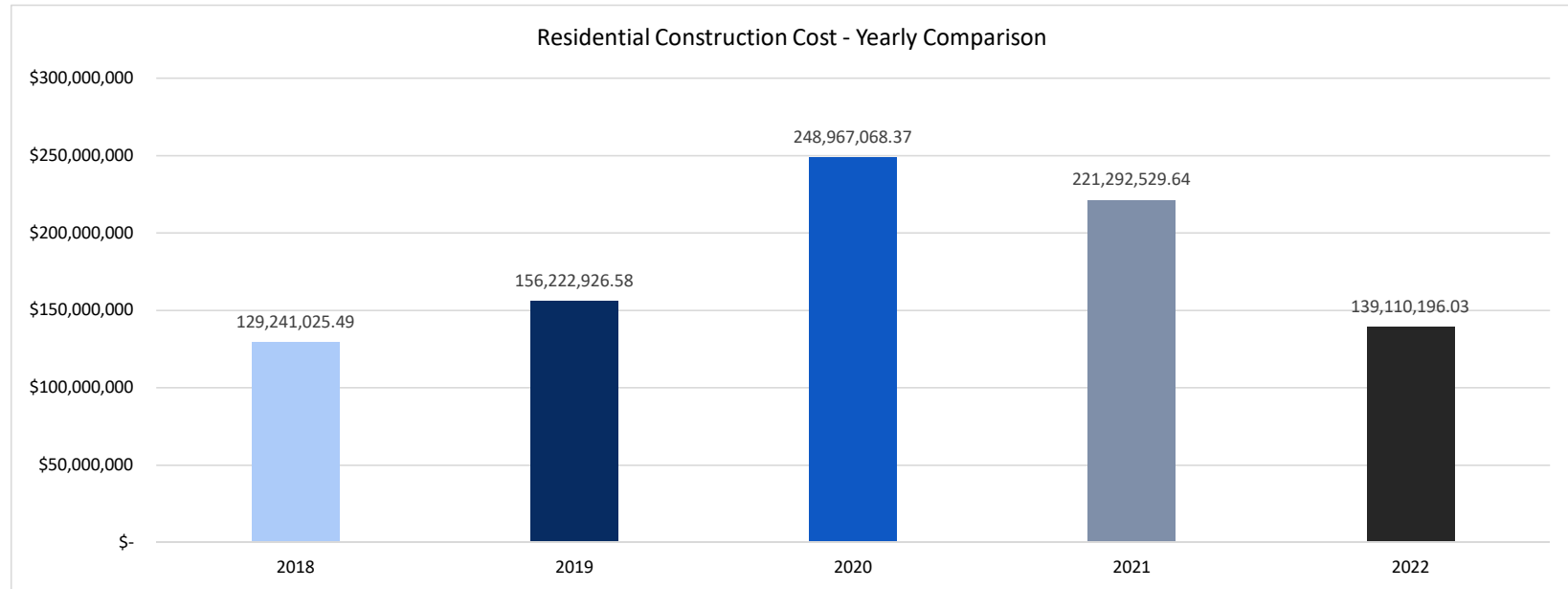
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2021 Commercial	62	82	71	77	65	94	97	85	67	83	81	71
2021 Residential	170	138	146	142	103	82	85	78	59	59	59	63

Housing Starts



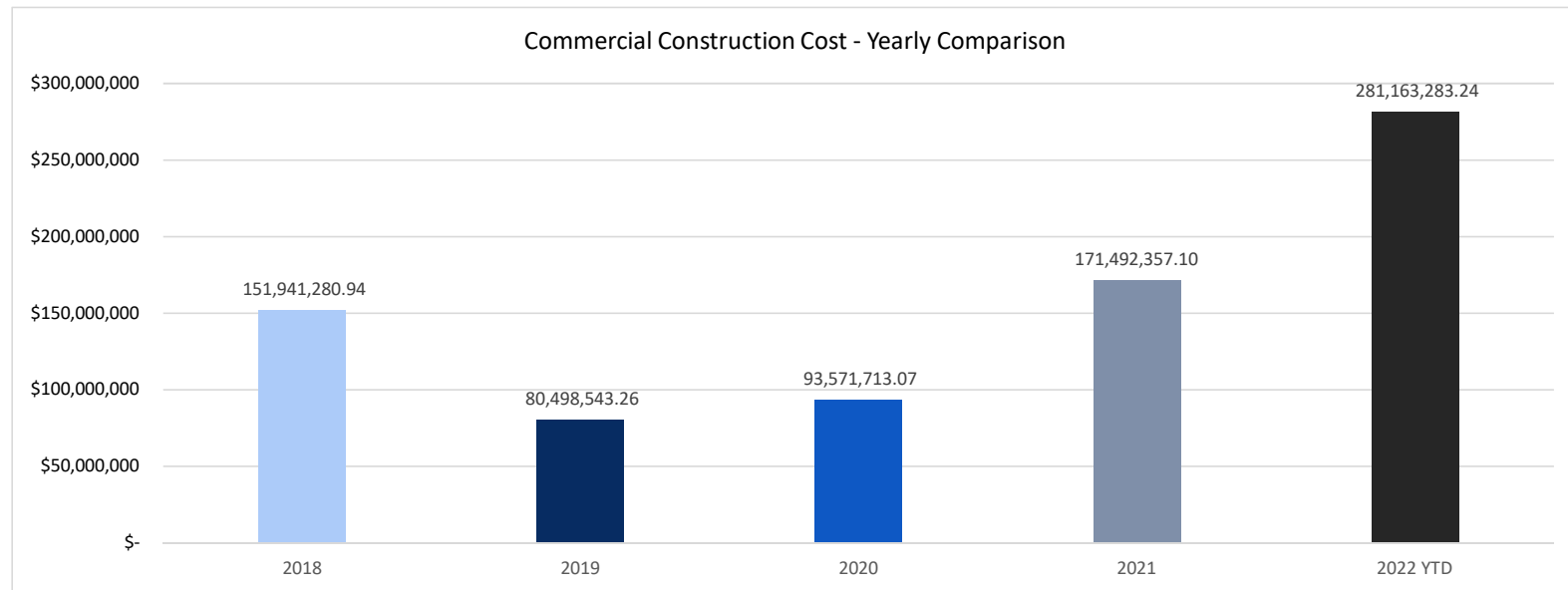
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	65	69	49	21	32	60	24	41	85	60	44	
2021	140	101	127	126	90	62	78	62	43	56	42	51

Residential Construction Costs



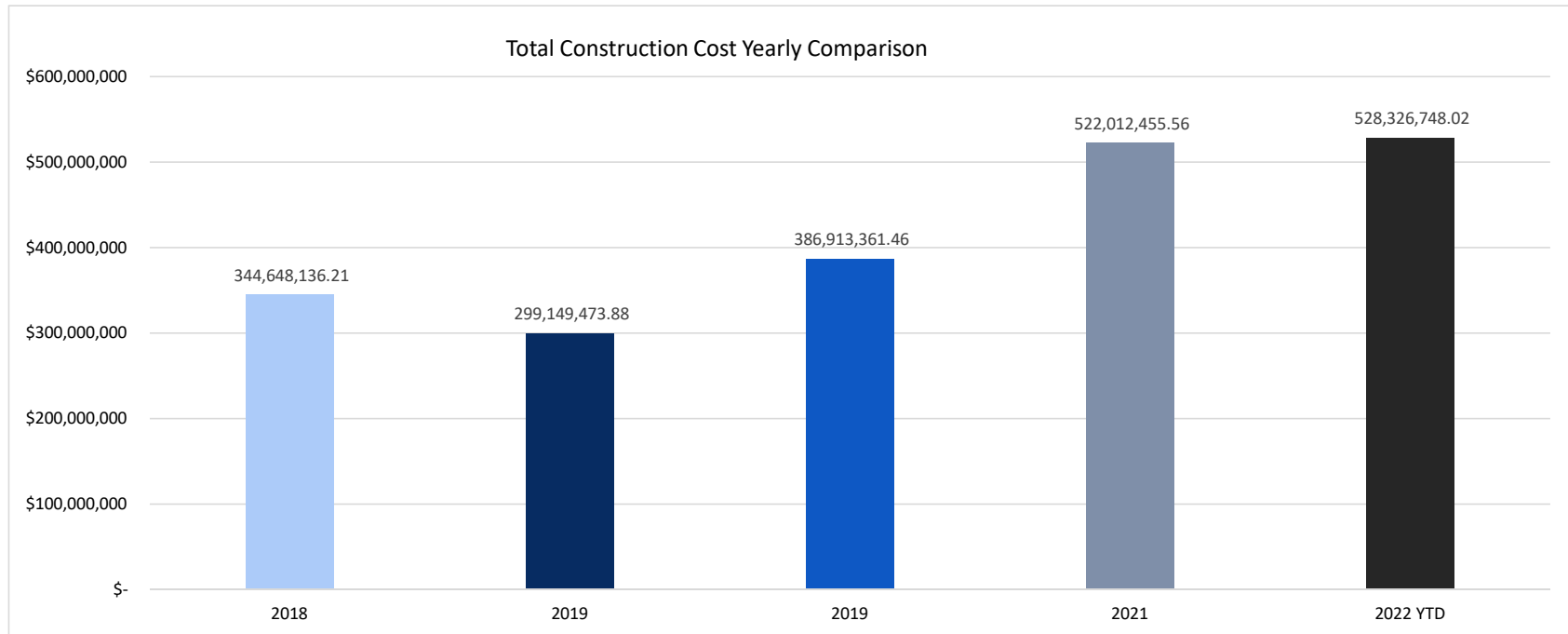
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	12,735,485	12,795,727	15,266,534	6,277,318	5,833,247	13,350,404	8,131,191	9,708,707	22,781,154	15,856,805	16,373,626	
2021	31,637,356	21,810,627	30,215,278	27,495,504	18,624,096	12,545,961	17,348,925	15,878,581	11,425,966	12,347,788	9,648,133	12,314,315

Commercial Construction Costs



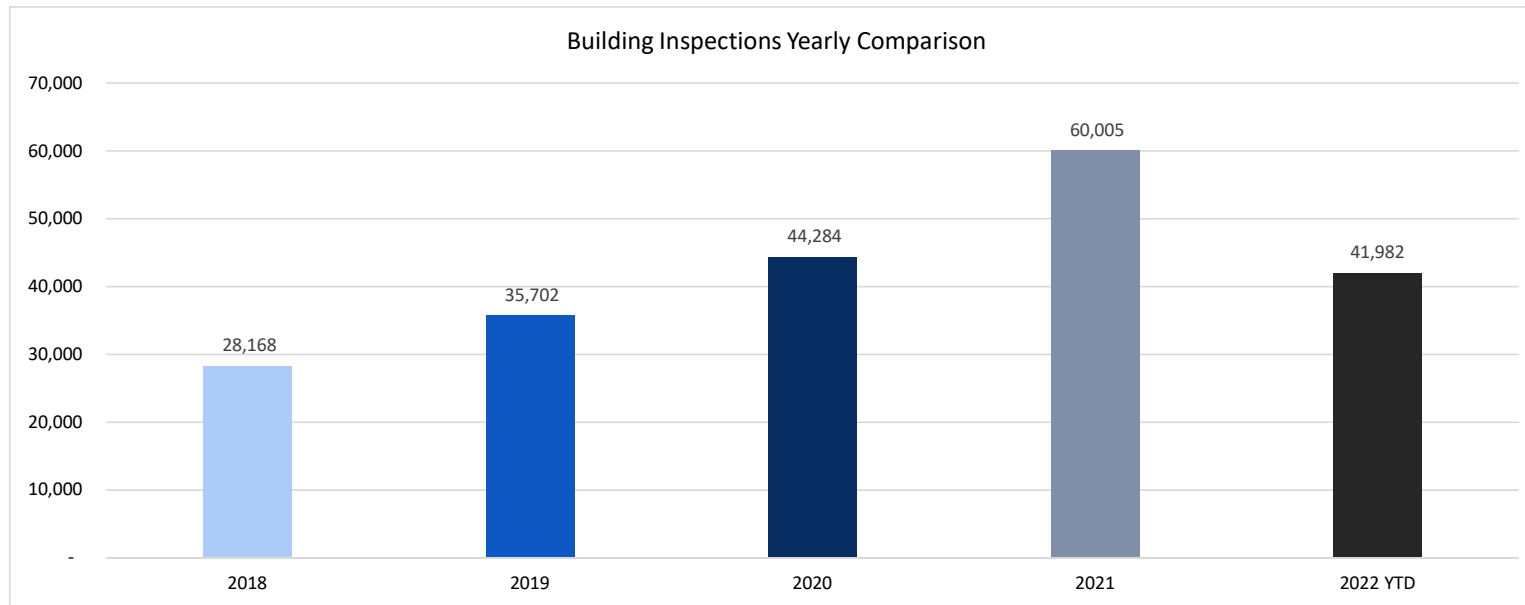
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	5,638,911	26,521,263	36,241,046	40,996,333	7,714,643	5,545,852.44	28,480,600	4,918,521	41,583,098	42,090,976	41,432,040	
2021	1,307,516	1,219,216	2,978,259	6,634,117	45,587,951	53,432,180	8,877,042	4,286,534	3,830,858	11,211,982	27,389,333	4,737,370

Total Construction Costs



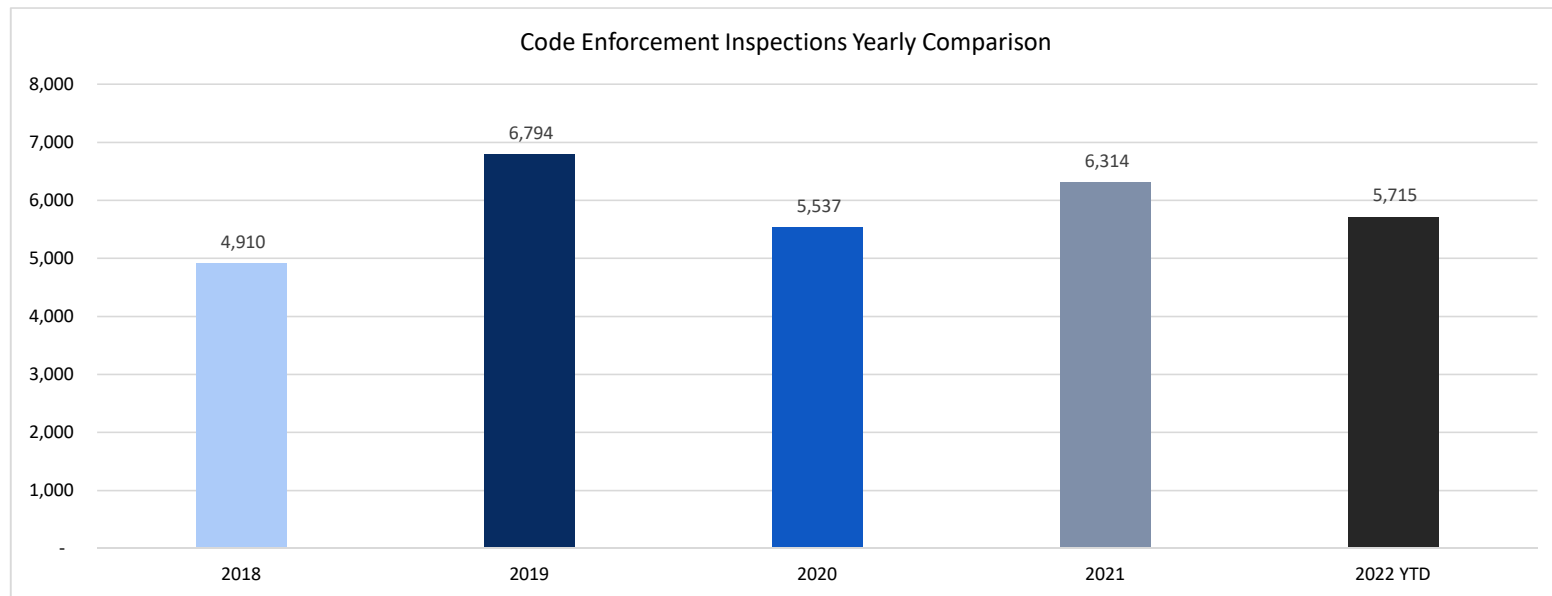
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	21,508,538	49,487,638	57,997,685	60,354,560	31,331,295	27,057,353	43,498,334	23,846,710	79,024,826	70,474,835	63,744,975	
2021	42,018,029	34,177,378	50,619,999	40,318,371	77,086,204	77,334,022	36,470,817	26,185,468	20,333,436	39,041,948	50,956,553	27,470,232

Building Inspections



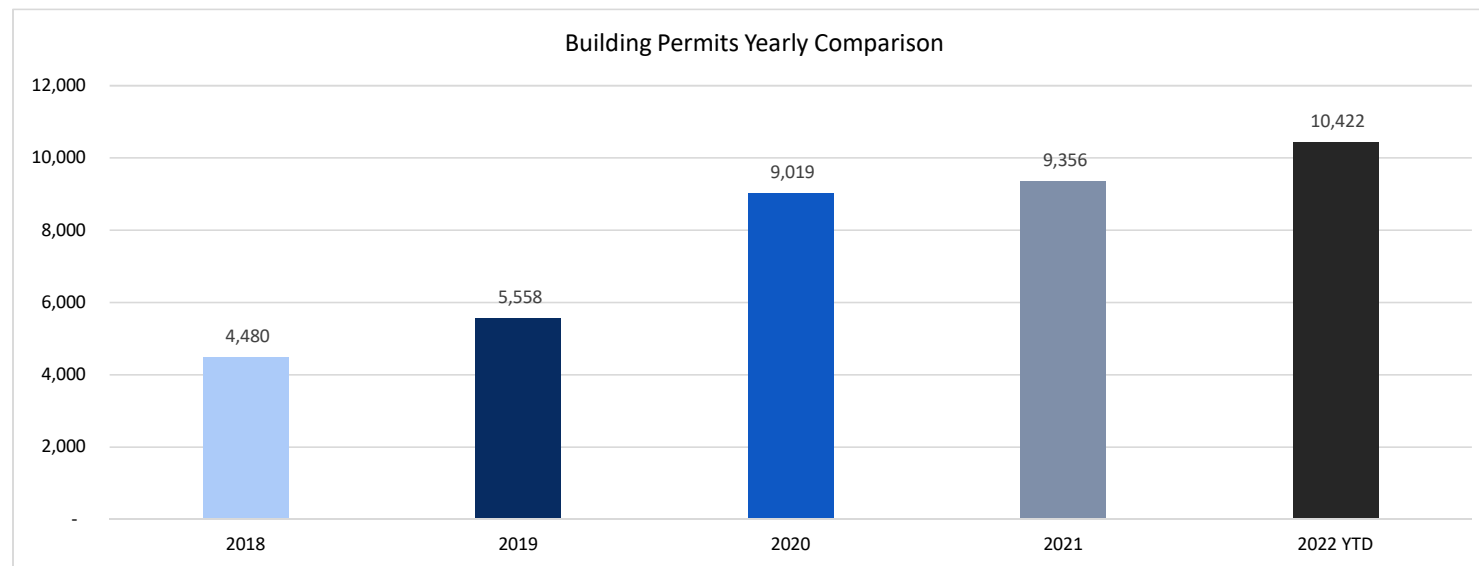
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	3194	3994	5554	3885	3461	3620	3105	4813	3368	3780	3208	
2021	4508	5252	6404	5776	5682	5132	4627	5037	4873	4148	3578	4988

Code Enforcement Inspections



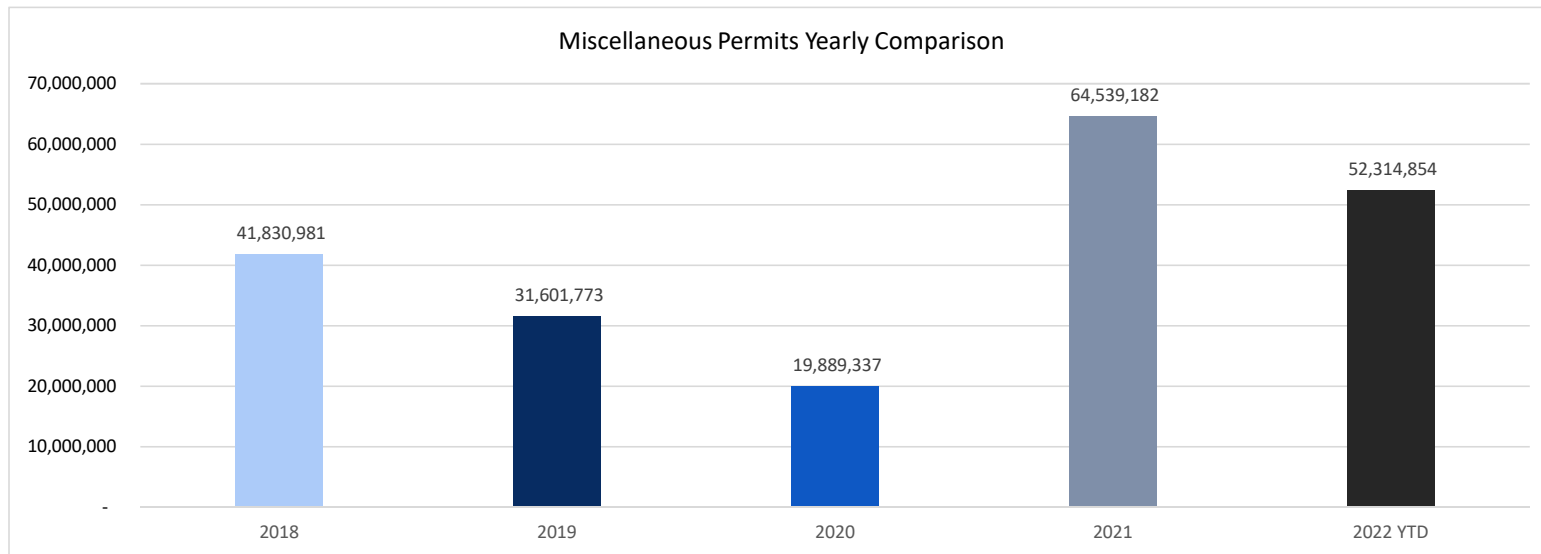
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	416	447	529	238	570	765	465	645	622	569	449	
2021	338	419	615	574	634	572	576	683	604	525	441	333

Building Permits



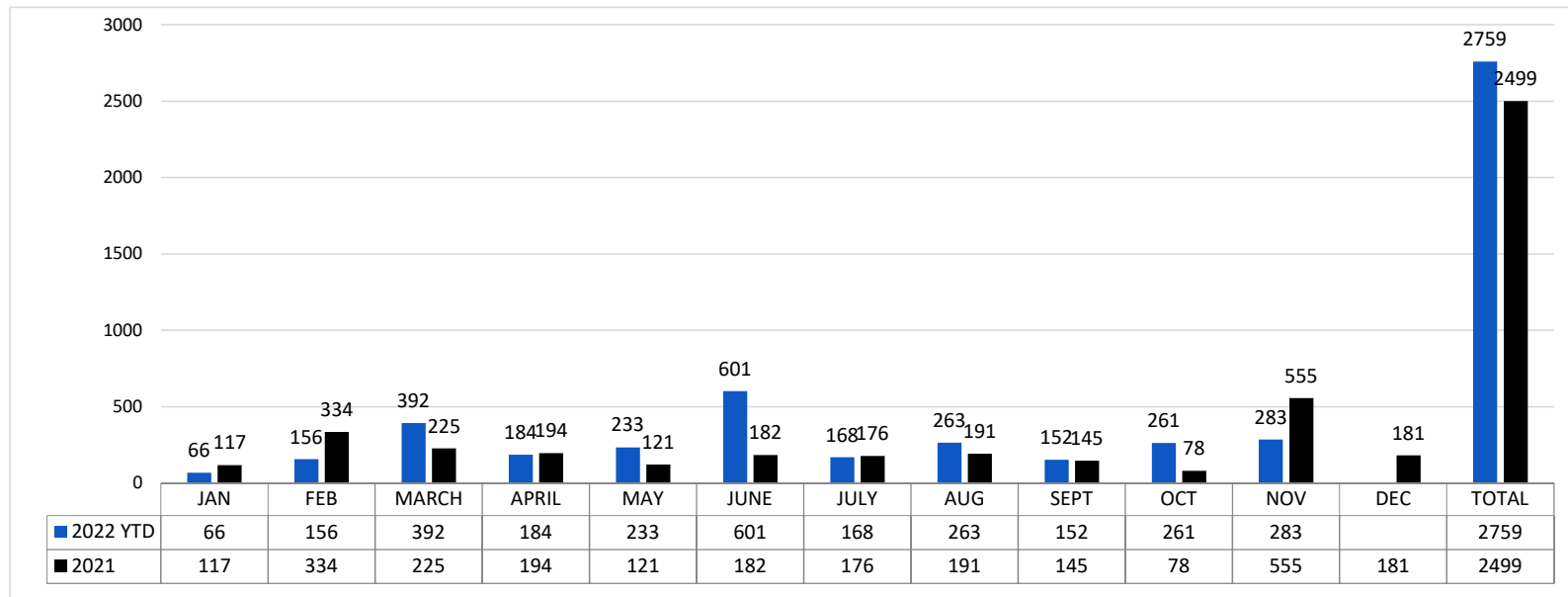
	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	990	1000	1186	363	304	1116	498	430	1174	1234	2127	
2021	1078	1387	887	850	805	1021	719	431	661	397	555	565

Miscellaneous Permits



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
2022 YTD	1,037,173	2,952,099	608,583	9,336,883	15,453,304	3,065,856	5,175,413	4,928,999	2,414,315	6,699,964	642,265	
2021	5,877,319	2,157,752	13,680,723	1,579,800	9,358,432	3,560,249	3,994,060	1,531,802	1,794,109	4,591,495	10,697,937	5,715,504

Illegal Signs



	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL
2022 YTD	66	156	392	184	233	601	168	263	152	261	283		2759
2021	117	334	225	194	121	182	176	191	145	78	555	181	2499

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
1/10/2023

Engineering Activity Report - November 2022

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
1/10/2023

Financial Activity Report - November 2022

Summary:

[Link to Detail Financial Reports](#)

ATTACHMENTS:

Description		Upload Date	Type
📎	November 2022 Summary Financial	1/5/2023	Backup Material
	Report		



November 2022 Summary Financial Report



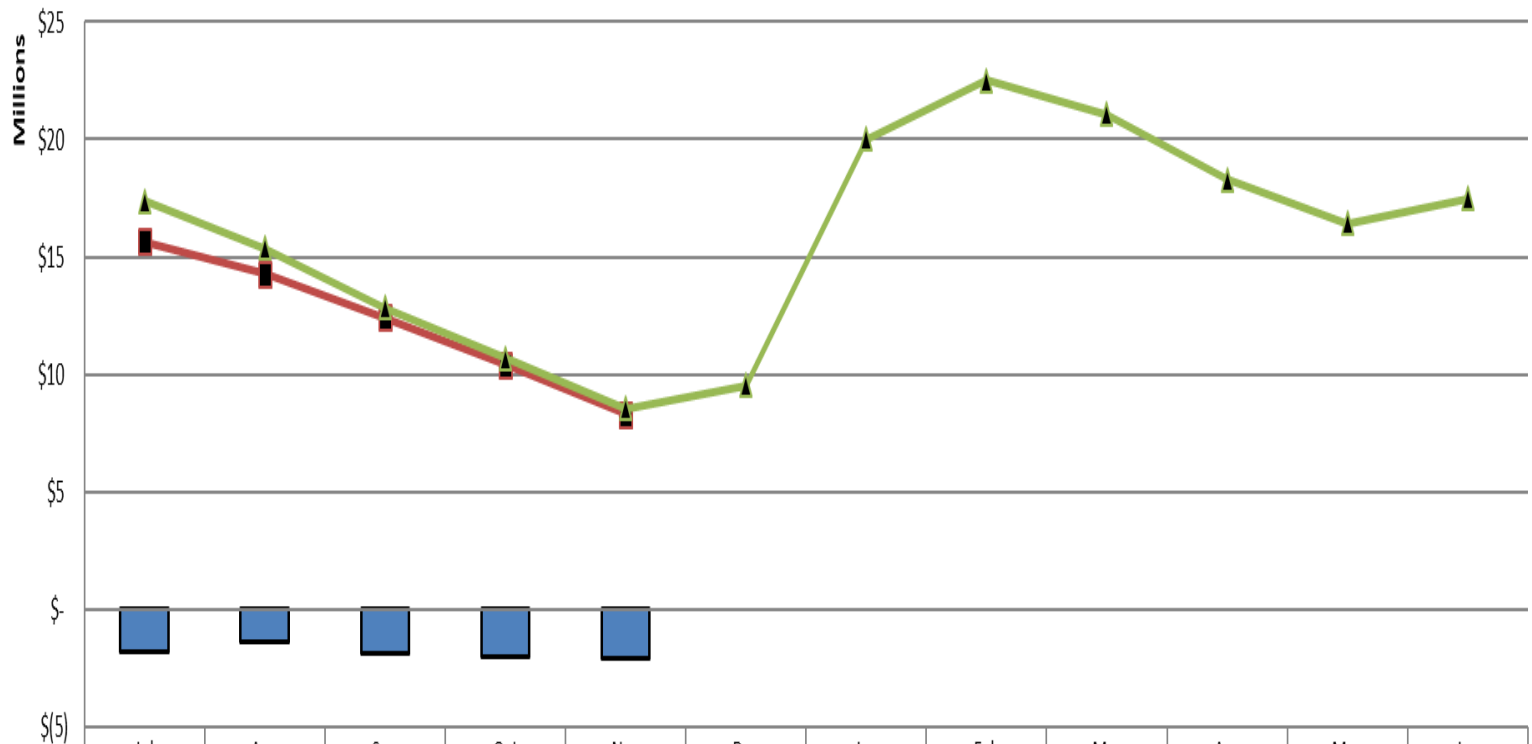
Financial Performance Summary

As of Month End November, 2022

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↓	\$ 8,289,756
Revenue	↓	↑	\$ 4,698,642
Total Expenditures	↑	↑	\$ 15,480,591
Total Percentage (Over) / Under	↑	-	1%
Revenue Benchmark Variance	↑	↓	\$ 265,733
Expenditure Benchmark Variance	↑	↑	\$ (499,030)
Overall Benchmark Variance	↑	↓	\$ (233,297)
HOSPITALITY FUND			
Cash Balance	↓	↑	\$ 2,422,719
Revenue	↓	↑	\$ 1,421,907
Expenditures	↑	↑	\$ 659,399
STORM WATER FUND			
Cash Balance	↓	↓	\$ 2,178,692
Revenue	↓	↑	\$ 59,591
Expenditures	↓	↓	\$ 84,628

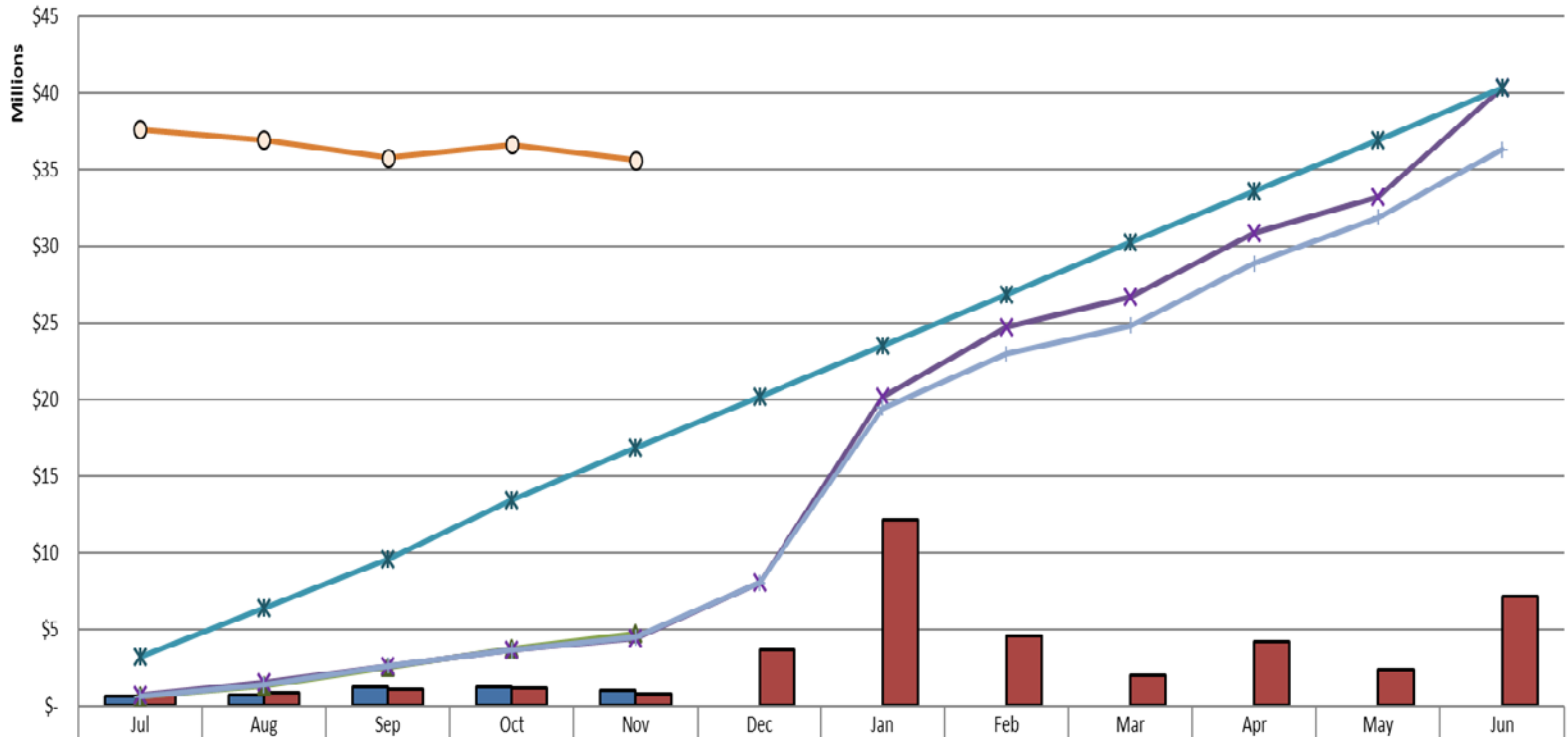
Cash Balance - General Fund

Fiscal Year 2022/23



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(1,817,717)	(1,359,647)	(1,876,889)	(2,014,653)	(2,115,479)	-	-	-	-	-	-	-
Current Fiscal YTD Balance	15,656,424	14,296,778	12,419,888	10,405,235	8,289,756							
Prior Fiscal YTD Balance	17,366,297	15,367,487	12,842,494	10,702,120	8,548,128	9,533,938	20,030,717	22,502,207	21,065,284	18,292,438	16,427,836	17,474,141

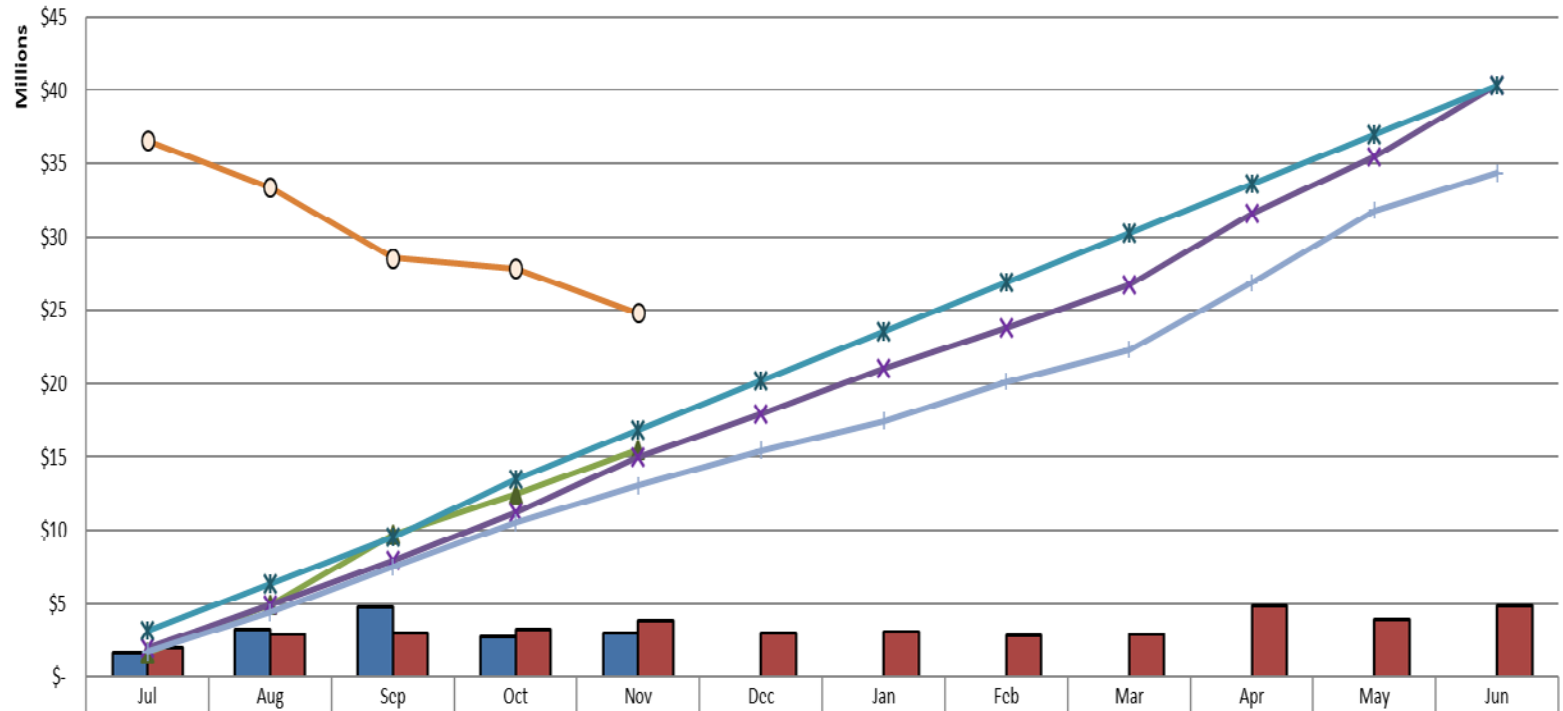
Revenue - General Fund Fiscal Year 2022/23



Monthly Actual	615,877	676,295	1,203,301	1,188,080	1,015,090							
Monthly Benchmark	655,670	860,331	1,036,334	1,125,164	755,410	3,643,822	12,111,804	4,529,237	2,001,042	4,142,723	2,330,162	7,127,264
YTD Actual	615,877	1,292,172	2,495,473	3,683,553	4,698,642							
YTD Benchmark	655,670	1,516,001	2,552,335	3,677,499	4,432,909	8,076,731	20,188,535	24,717,772	26,718,814	30,861,537	33,191,699	40,318,963
YTD Prorated Budget	3,187,749	6,375,498	9,563,247	13,439,654	16,799,568	20,159,482	23,519,395	26,879,309	30,239,222	33,599,136	36,959,049	40,318,963
Prior YTD Actual	593,504	1,358,690	2,603,803	3,638,911	4,461,393	8,013,498	19,415,294	22,972,853	24,820,050	28,861,627	31,875,980	36,300,627
Balance to Collect	37,637,111	36,960,816	35,757,515	36,635,410	35,620,321							

Expenditures - General Fund

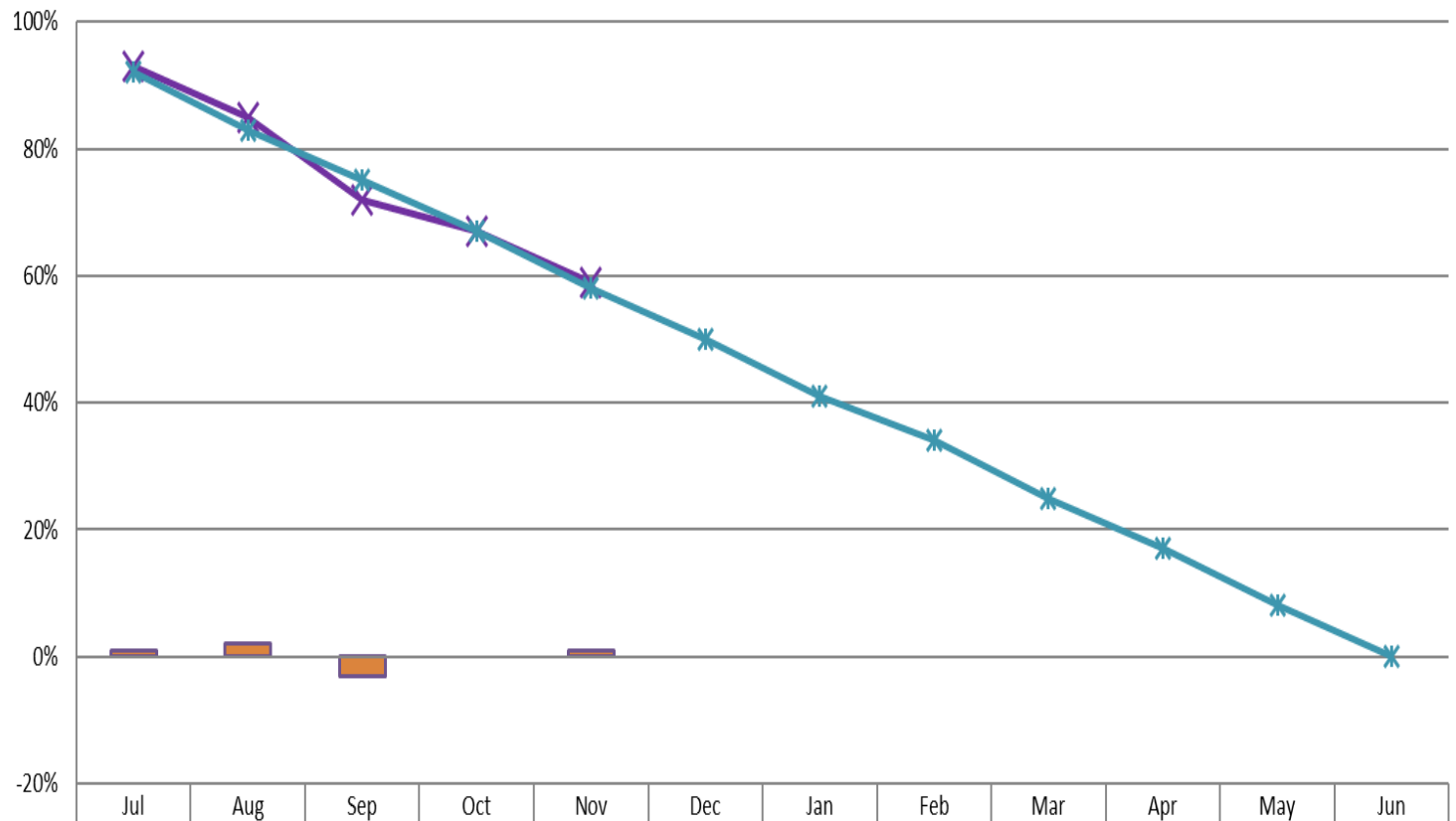
Fiscal Year 2022/23



Monthly Actual	1,679,188	3,211,869	4,788,062	2,775,799	3,025,673							
Monthly Benchmark	\$1,953,319	\$2,947,018	\$3,013,192	\$3,274,325	\$3,793,707	\$2,964,224	\$3,069,133	\$2,795,542	\$2,916,417	\$4,841,332	\$3,903,358	\$4,847,396
YTD Actual	1,679,188	4,891,057	9,679,119	12,454,918	15,480,591							
YTD Benchmark	1,953,319	4,900,337	7,913,529	11,187,854	14,981,561	17,945,785	21,014,918	23,810,460	26,726,877	31,568,209	35,471,567	40,318,963
YTD Prorated Budget	3,187,749	6,375,498	9,563,247	13,439,654	16,799,568	20,159,482	23,519,395	26,879,309	30,239,222	33,599,136	36,959,049	40,318,963
Prior YTD Actual	1,710,327	4,398,054	7,501,885	10,504,480	13,035,709	15,436,452	17,424,736	20,112,810	22,315,890	26,872,670	31,800,478	34,332,576
Balance to Expend	36,573,800	33,361,931	28,573,869	27,864,045	24,838,372							

Budget Percent Remaining - General Fund

Fiscal Year 2022/23



(Over) Under Budget	1	2	-3	0	1							
Actual Percent Remaining	93	85	72	67	59							
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

2022-23 Financials

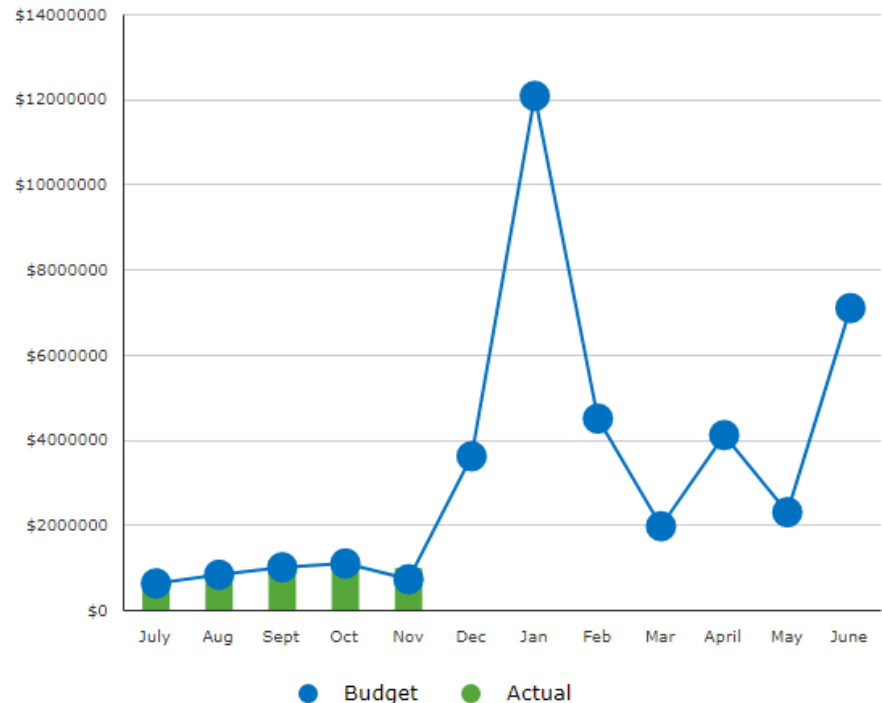


Revenue
✓ Total Revenue
Taxes
Franchises & Licenses
Misc. Revenues
Permits and Fees
Intergovernmental
Revenue
Fire Fees
Fines and Forfeitures
Grants
Fund Balance

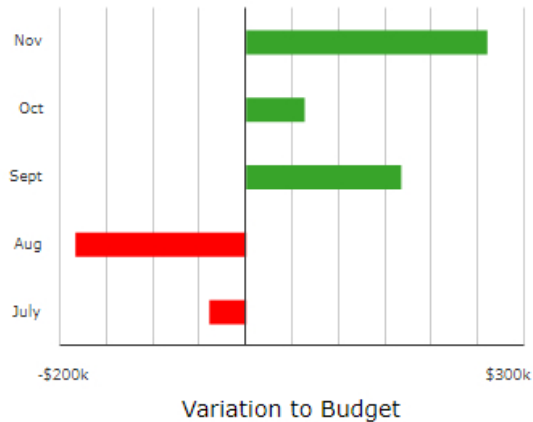
☒ Revenues
 ☐ Expenditures

YTD Actual	YTD Budget	Difference
\$4,698,642	\$4,432,909	\$265,733

City Of Greer Revenues
Fiscal Year 2022-23



Actual Vs Budget
Fiscal Year 2022-23



2022-23 Financials

☐ Revenues ☒ Expenditures



Total Expenditures ▾

✓ Total City Expenditures

YTD Personnel

YTD Operations

YTD Debt Service

YTD Actual

\$15,480,591

YTD Budget

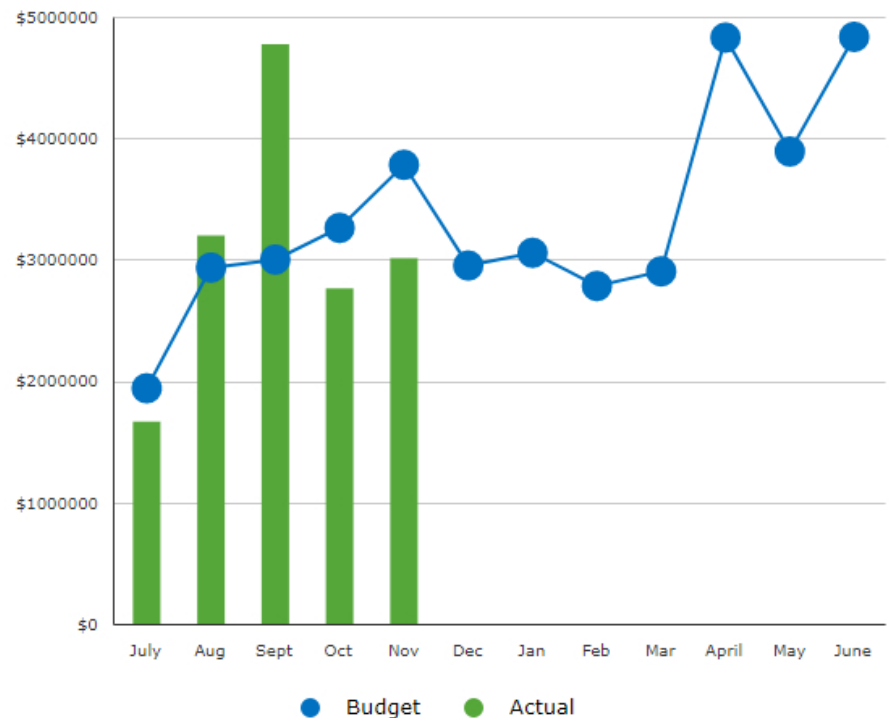
\$14,981,561

Difference

-\$499,030

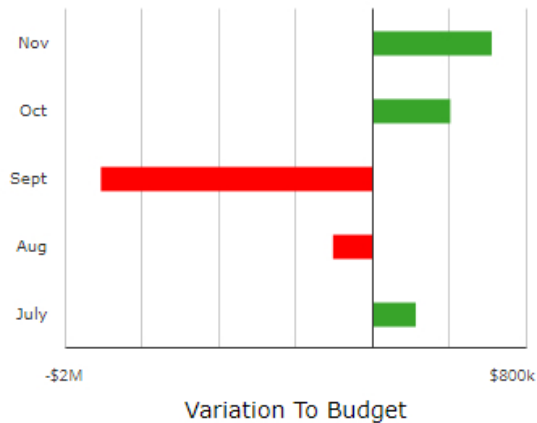
City Of Greer Expenditures

Fiscal Year 2022-23



Actual Vs Budget

Fiscal Year 2022-23

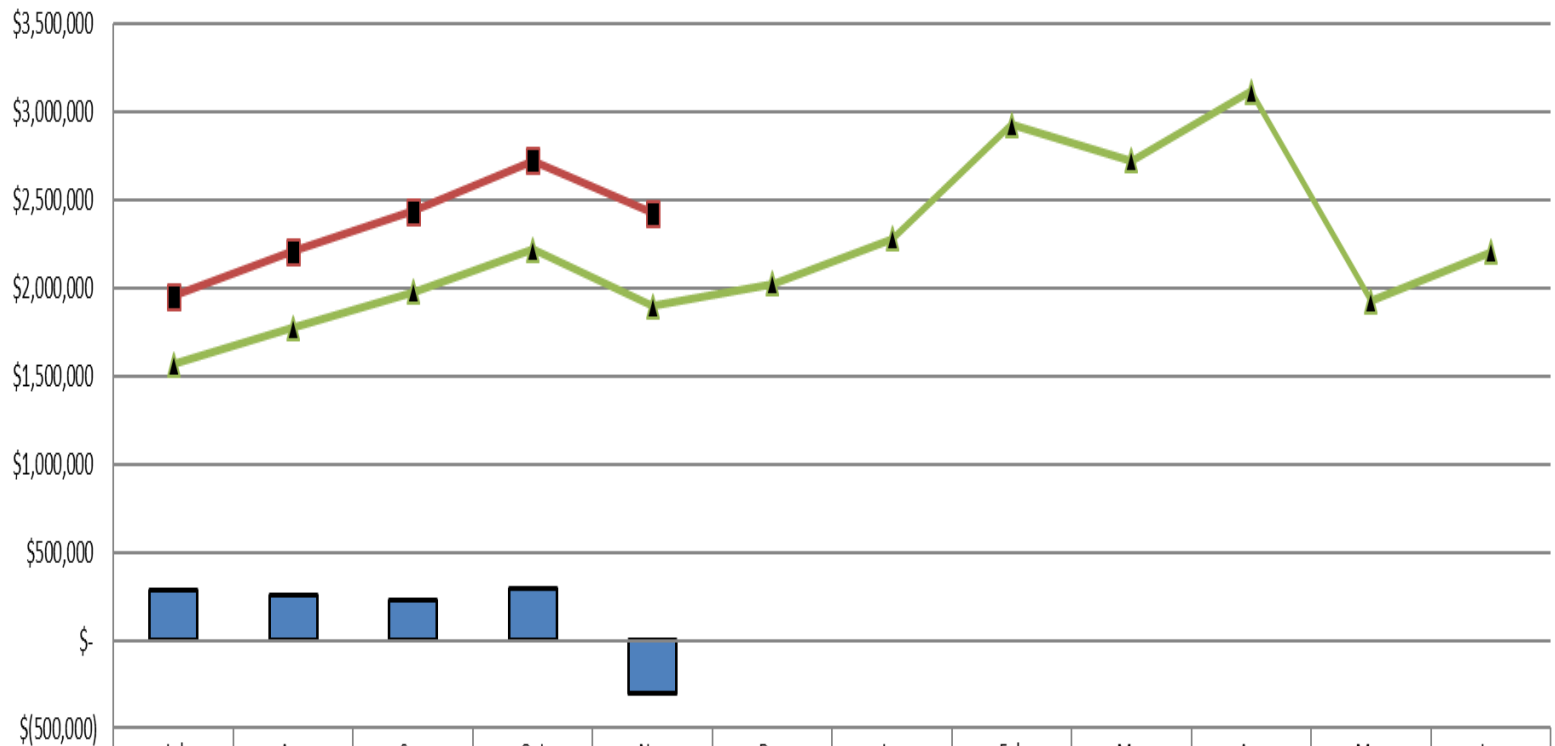




Hospitality Taxes Fund

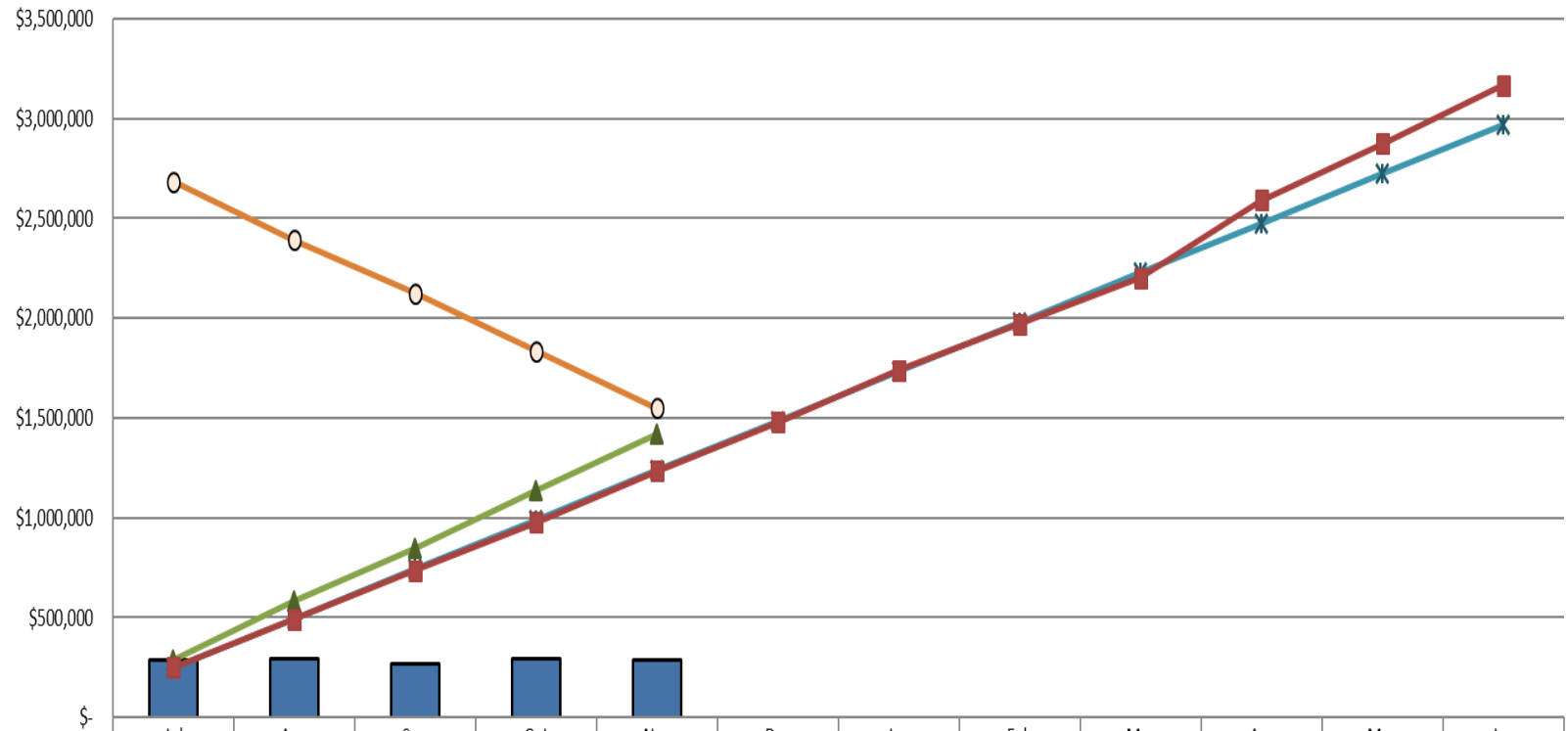
Cash Balance - Hospitality Taxes Fund

Fiscal Year 2022/23



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	282,926	253,489	226,422	290,314	(299,477)	-	-	-	-	-	-	-
Current Fiscal YTD Balance	1,951,971	2,205,460	2,431,882	2,722,197	2,422,719							
Prior Fiscal YTD Balance	1,565,859	1,772,270	1,974,992	2,216,274	1,895,889	2,024,016	2,277,201	2,926,768	2,724,388	3,112,585	1,923,550	2,203,625

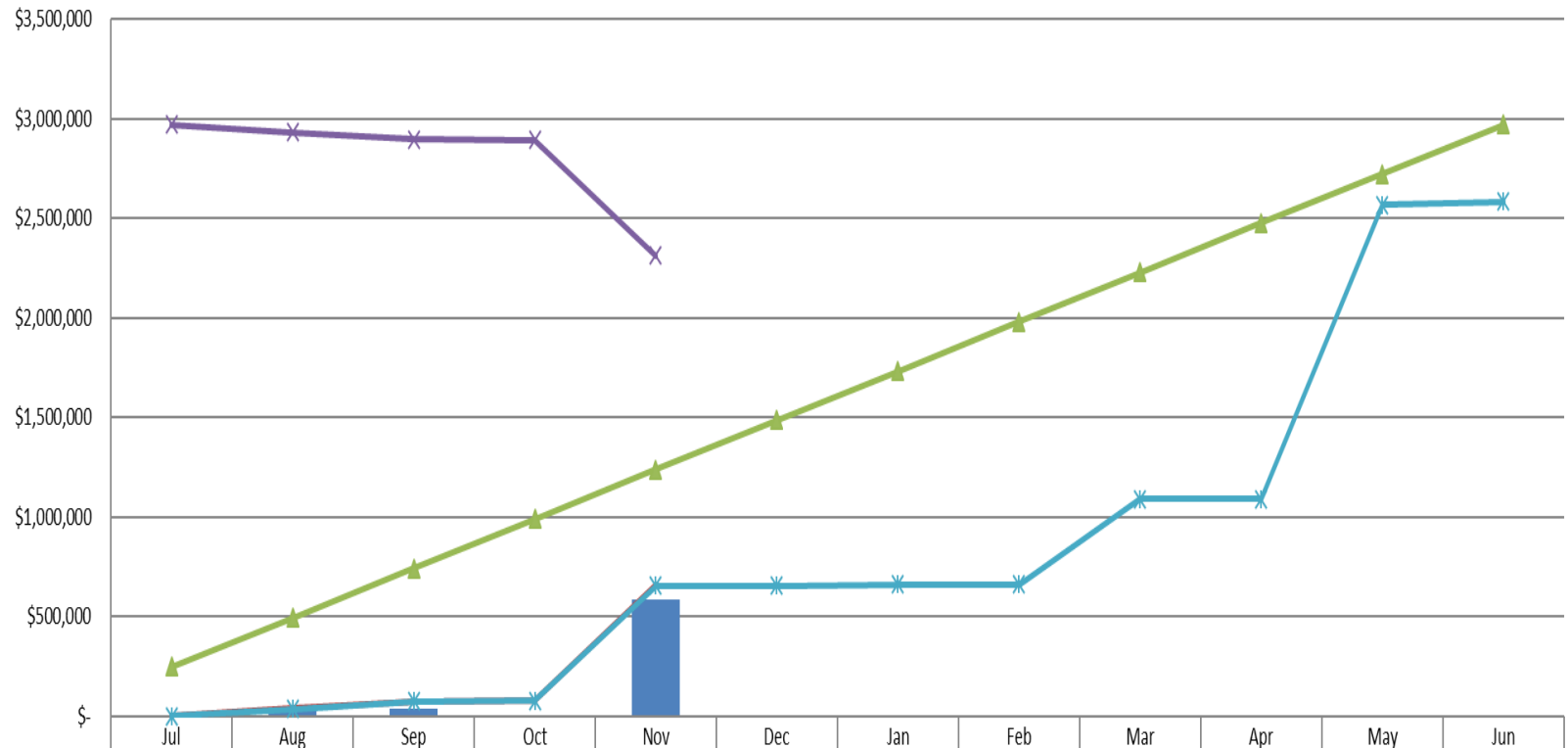
Revenue - Hospitality Taxes Fund Fiscal Year 2022/23



Monthly Actual	286,962	293,071	264,625	291,860	285,389							
YTD Actual	286,962	580,032	844,657	1,136,517	1,421,907							
YTD Prorated Budget	247,533	495,067	742,600	990,133	1,237,667	1,485,200	1,732,733	1,980,267	2,227,800	2,475,333	2,722,867	2,970,400
Prior YTD Actual	248,827	492,238	735,026	976,881	1,234,718	1,478,993	1,738,479	1,970,280	2,202,452	2,590,919	2,873,456	3,166,708
Balance to Collect	2,683,438	2,390,368	2,125,743	1,833,883	1,548,493							

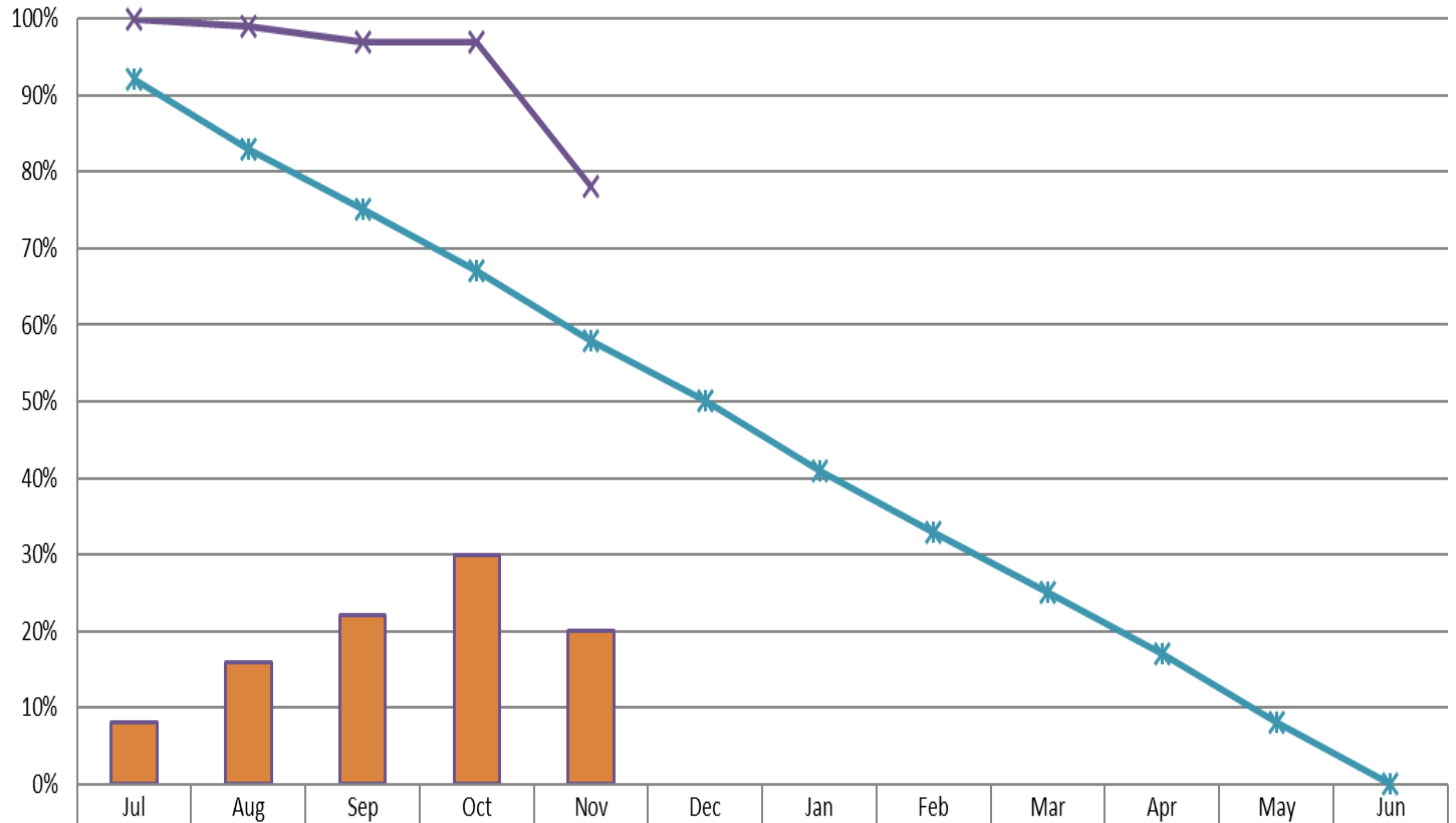
Expenditures - Hospitality Taxes Fund

Fiscal Year 2022/23



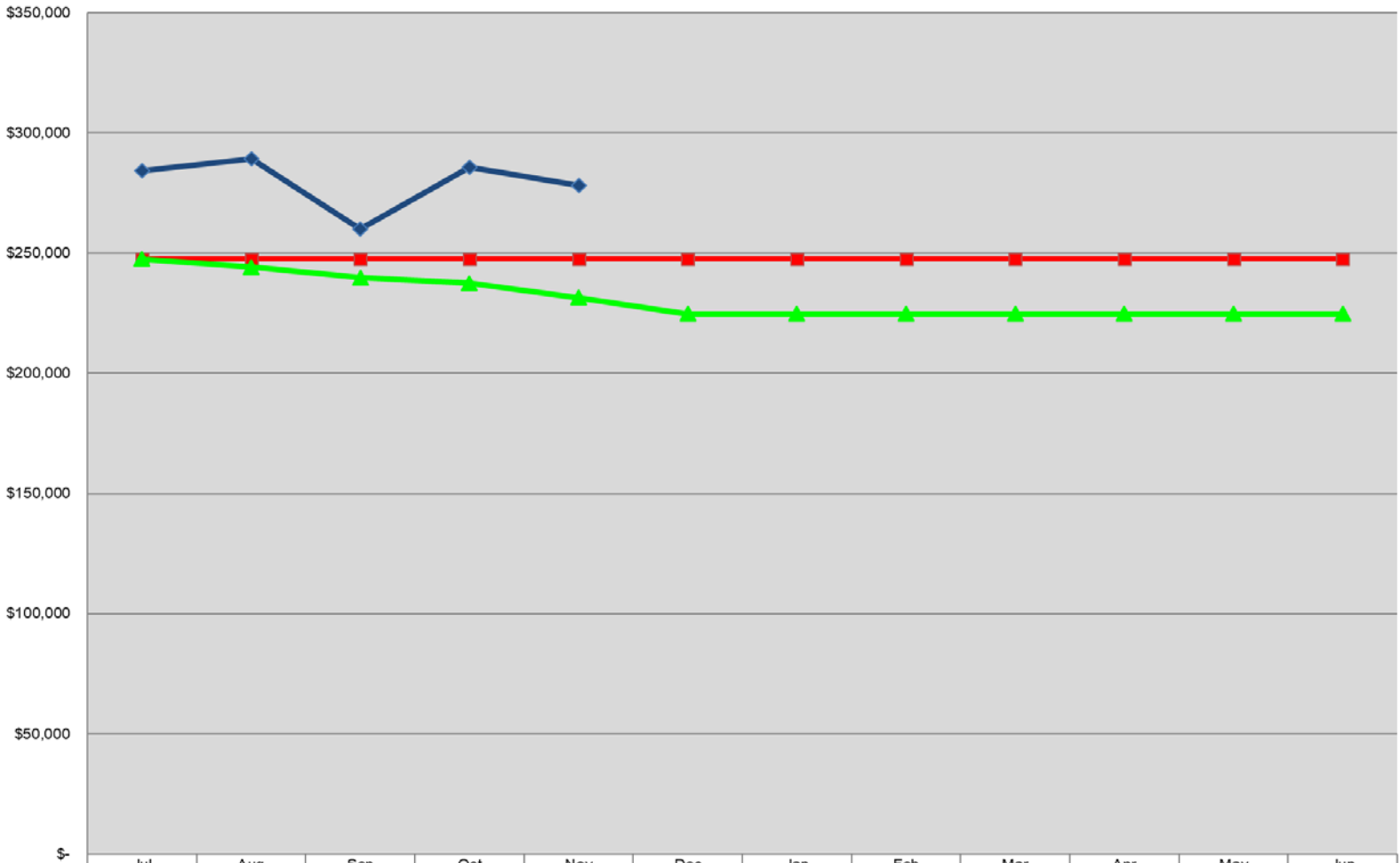
Monthly Actual	1,000	38,418	35,959	887	583,135							
YTD Actual	1,000	39,418	75,378	76,264	659,399							
YTD Prorated Budget	247,533	495,067	742,600	990,133	1,237,667	1,485,200	1,732,733	1,980,267	2,227,800	2,475,333	2,722,867	2,970,400
Prior YTD Actual	0	35,512	75,411	76,204	654,372	654,972	661,274	661,574	1,091,382	1,091,365	2,567,550	2,582,864
Balance to Expend	2,969,400	2,930,982	2,895,022	2,894,136	2,311,001							

Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2022/23



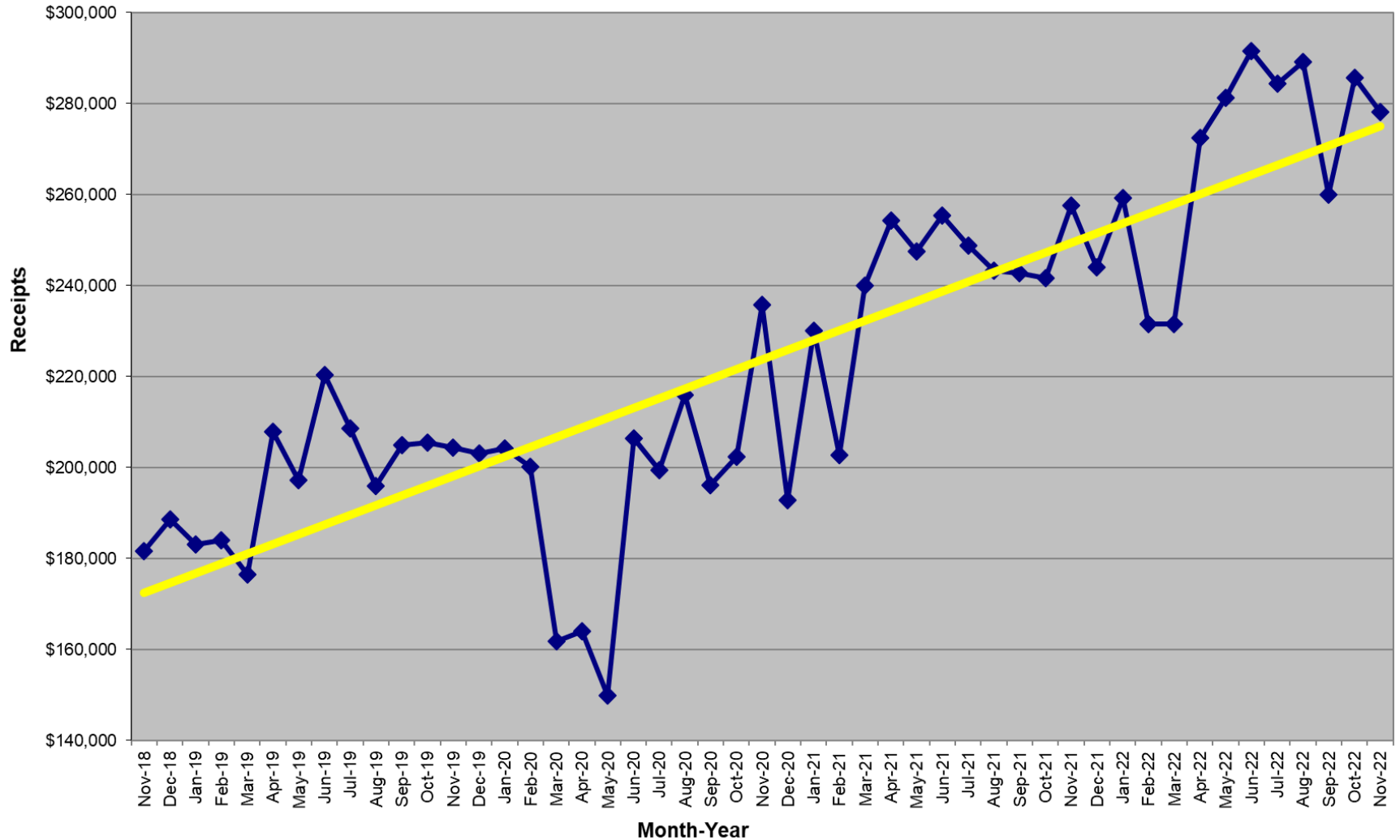
(Over) Under Budget	8	16	22	30	20							
Actual Percent Remaining	100	99	97	97	78							
Prorated Percent Remaining	92	83	75	67	58	50	41	33	25	17	8	0

Hospitality Taxes Fiscal Year 2022/23

[illegible]

Hospitality Tax

4 - Year Trending

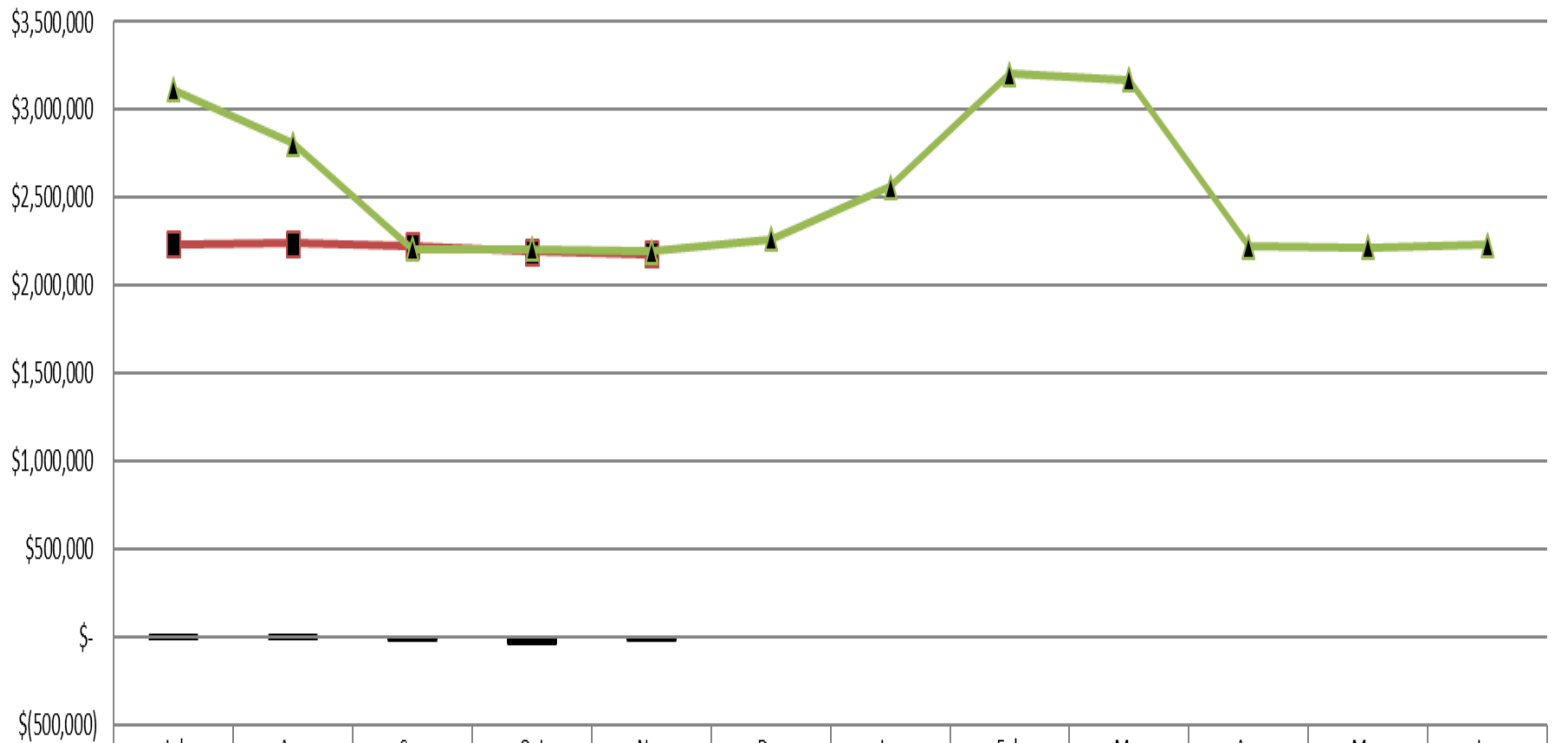




Storm Water Fund

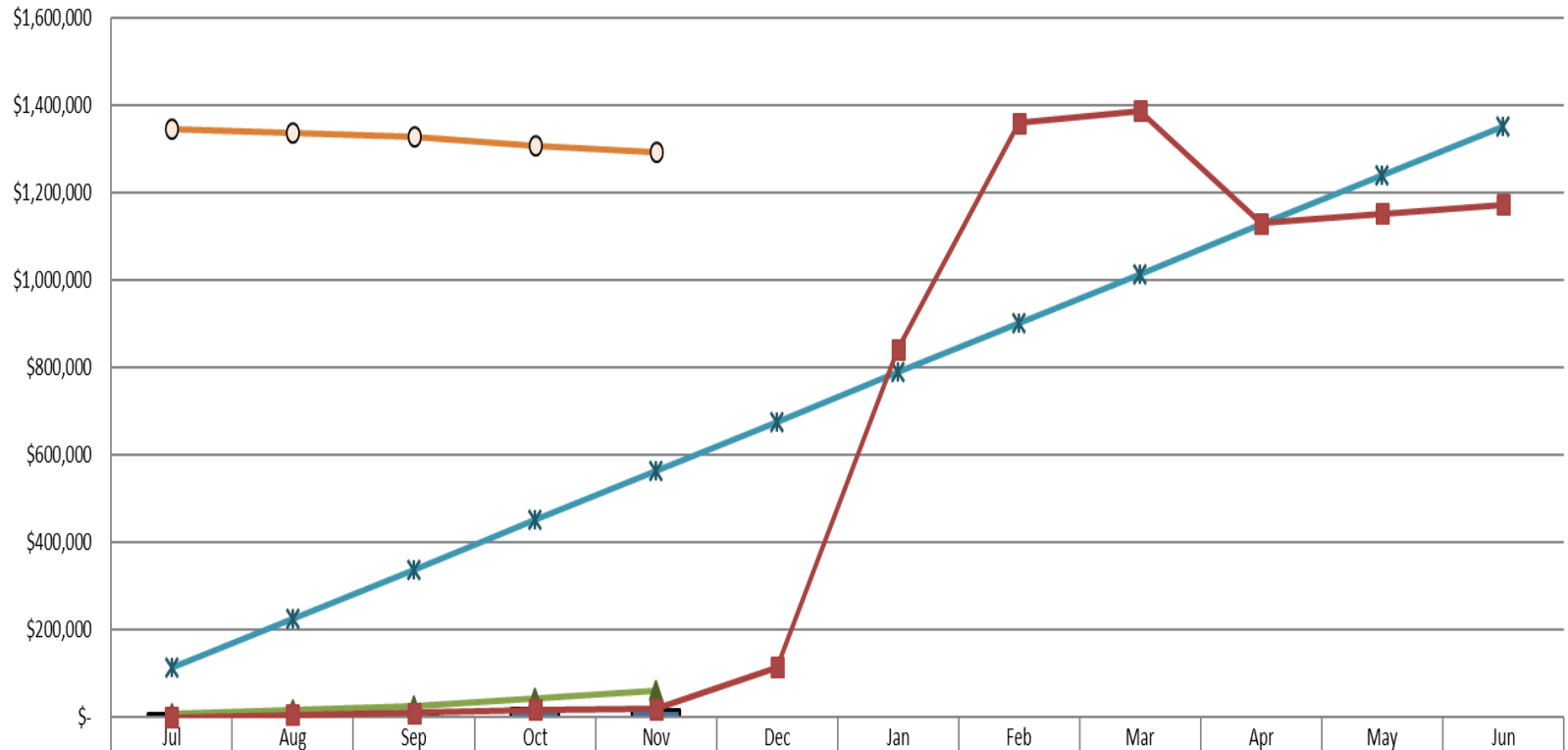
Cash Balance - Storm Water Fund

Fiscal Year 2022/23



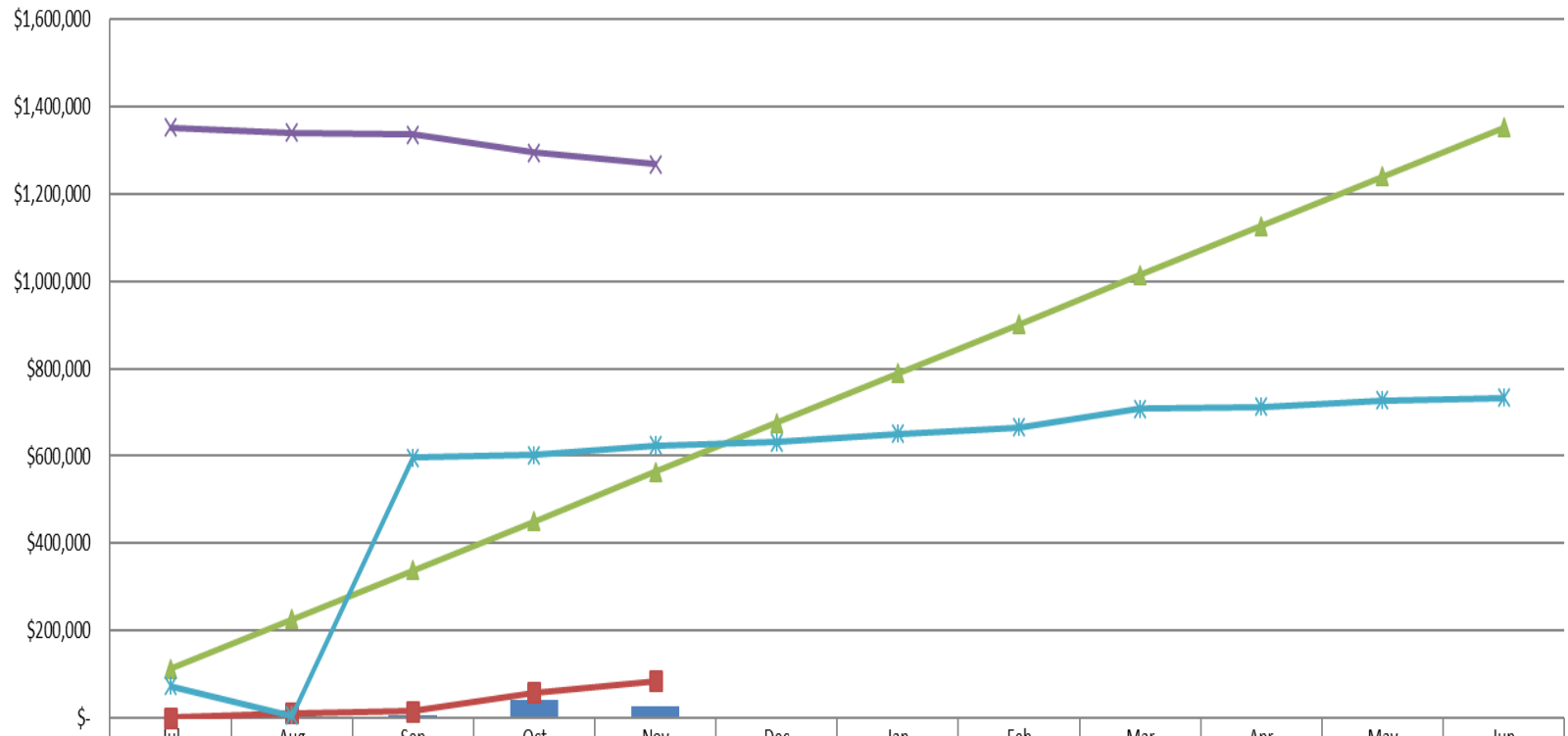
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	5,574	3,243	(13,601)	(33,635)	(12,937)	-	-	-	-	-	-	-
Current Fiscal YTD Balance	2,235,621	2,238,864	2,225,263	2,191,628	2,178,692							
Prior Fiscal YTD Balance	3,114,764	2,805,716	2,208,685	2,207,088	2,194,336	2,263,223	2,562,625	3,203,729	3,170,779	2,223,499	2,214,988	2,230,047

Revenue - Storm Water Taxes Fund Fiscal Year 2022/23



Monthly Actual	6,726	8,493	9,009	19,968	15,395							
YTD Actual	6,726	15,219	24,228	44,196	59,591							
YTD Prorated Budget	112,708	225,417	338,125	450,833	563,542	676,250	788,958	901,667	1,014,375	1,127,083	1,239,792	1,352,500
Prior YTD Actual	173	5,330	9,900	16,528	19,291	114,377	842,130	1,359,562	1,386,414	1,129,332	1,151,452	1,172,397
Balance to Collect	1,345,774	1,337,281	1,328,272	1,308,304	1,292,909							

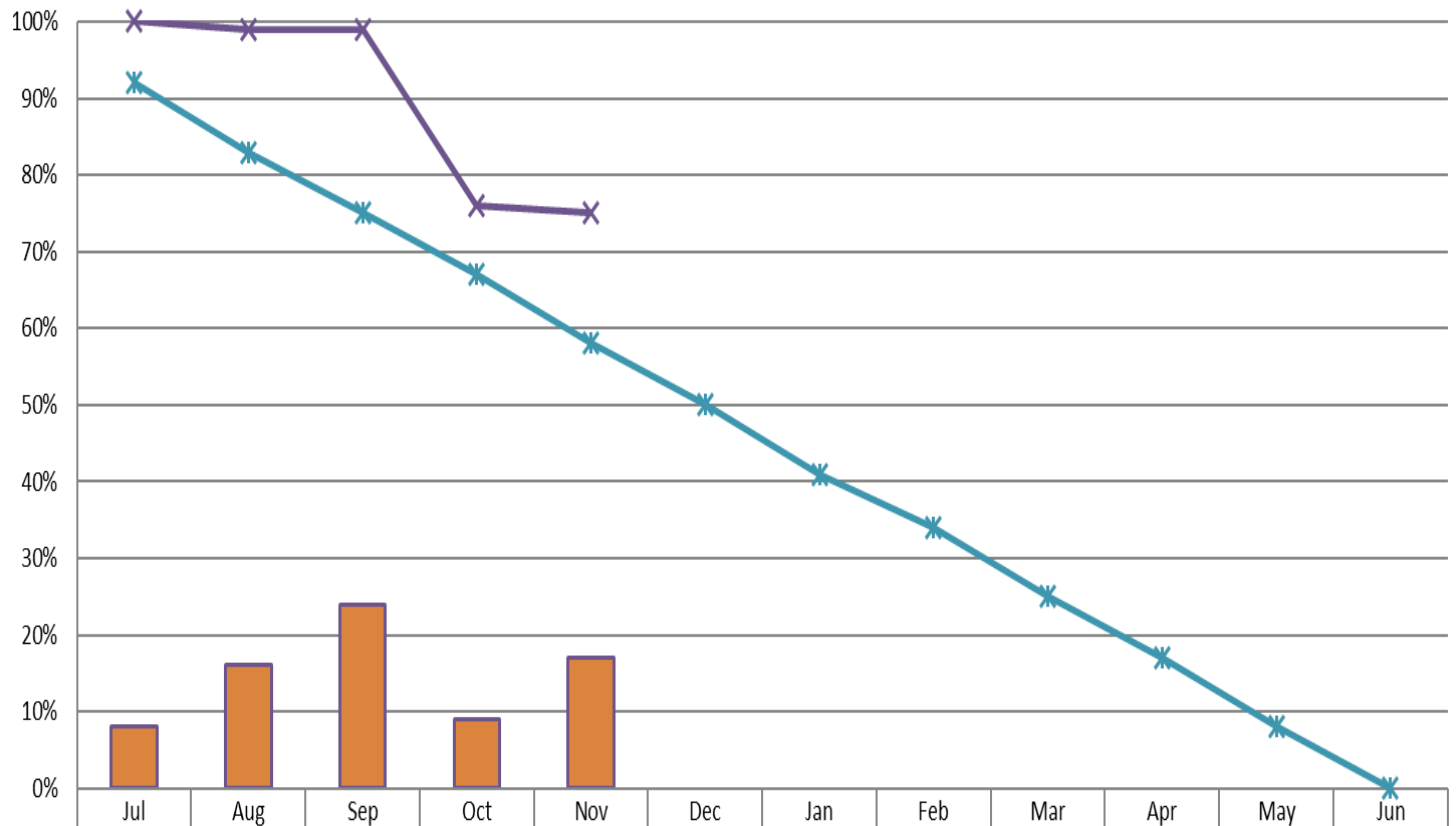
Expenditures - Storm Water Fund Fiscal Year 2022/23



Monthly Actual	-	11,483	4,365	41,723	27,058							
YTD Actual	-	11,483	15,848	57,571	84,628							
YTD Prorated Budget	112,708	225,417	338,125	450,833	563,542	676,250	788,958	901,667	1,014,375	1,127,083	1,239,792	1,352,500
Prior YTD Actual	72,335	5,532	596,217	602,046	623,657	631,349	650,261	665,211	707,452	713,043	726,845	732,540
Balance to Expend	1,352,500	1,341,017	1,336,652	1,294,929	1,267,872							

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2022/23



■ (Over) Under Budget	8	16	24	9	17							
✕ Actual Percent Remaining	100	99	99	76	75							
✱ Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Category Number:
Item Number: 4.



AGENDA
GREER CITY COUNCIL
1/10/2023

Fire Department Activity Report - November 2022

ATTACHMENTS:

Description	Upload Date	Type
📎 Fire Department Activity Report - November 2022	1/3/2023	Backup Material



NOVEMBER

2022

CITY OF GREER
FIRE DEPARTMENT
MONTHLY REPORT

On the 29th of November Chief Flowers and members of the apparatus committee traveled to Appleton ,Wisconsin to complete the final inspection on our new Engine. This engine will be stationed at Station 41 and is known as the Poinsett Pumping Company.



OPERATIONS DIVISION

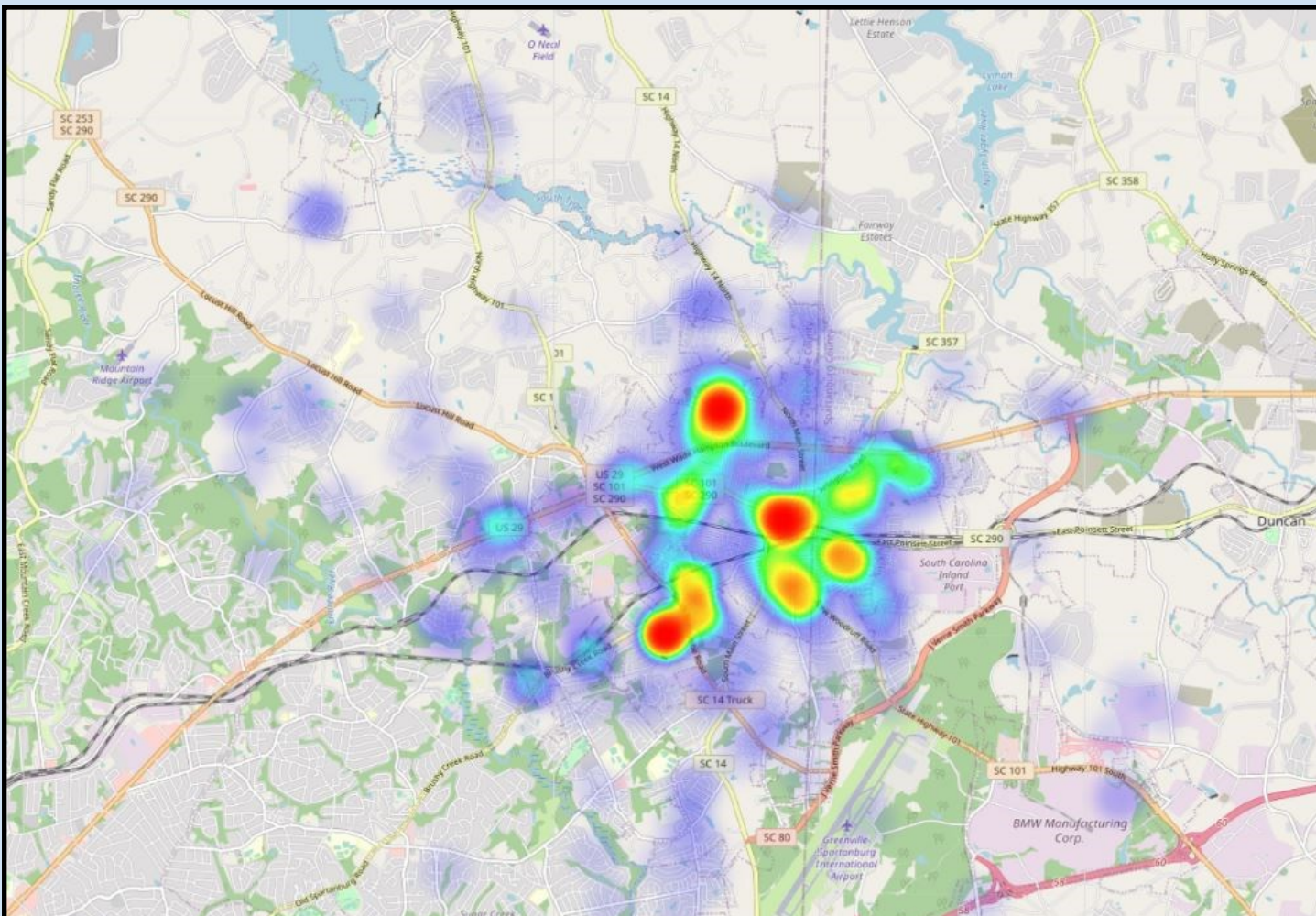
New Employees:



Firefighter/EMT Joseph Clarke

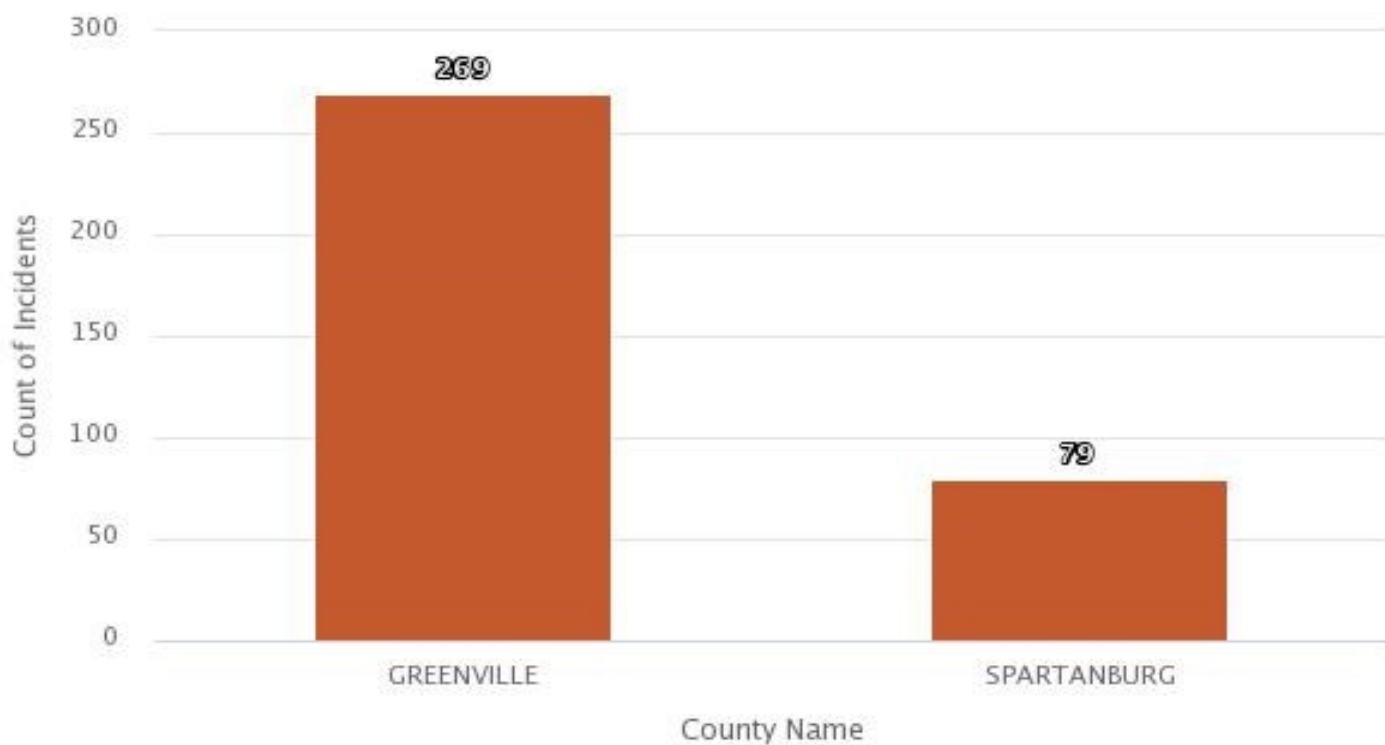
INCIDENT TYPE BY CATEGORY:

Incident Type Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Grand Total 2022	Grand Total 2021
1 - Fire	7	12	15	19	10	7	18	9	11	13	5	126	158
2 - Overpressure Rupture, Explosion, Overheat (No Fire)	1	0	0	0	0	0	1	1	0	0	0	3	5
3 - Rescue & Emergency Medical Service Incident	247	209	193	199	221	189	212	210	223	237	222	2362	2193
4 - Hazardous Condition (No Fire)	7	5	3	10	11	9	14	6	4	6	3	78	95
5 - Service Call	47	43	36	28	26	35	30	50	49	69	47	460	455
6 - Good Intent Call	65	55	59	56	56	44	54	66	66	78	51	650	764
7 - False Alarm & False Call	34	34	33	31	21	22	28	39	28	27	20	317	333
8 - Severe Weather & Natural Disaster	0	0	0	0	1	0	0	0	0	0	0	1	1
9 - Special Incident Type	0	0	0	0	0	1	1	0	0	0	0	2	1
Grand Total	408	358	339	343	346	307	358	381	381	430	348	3999	4005



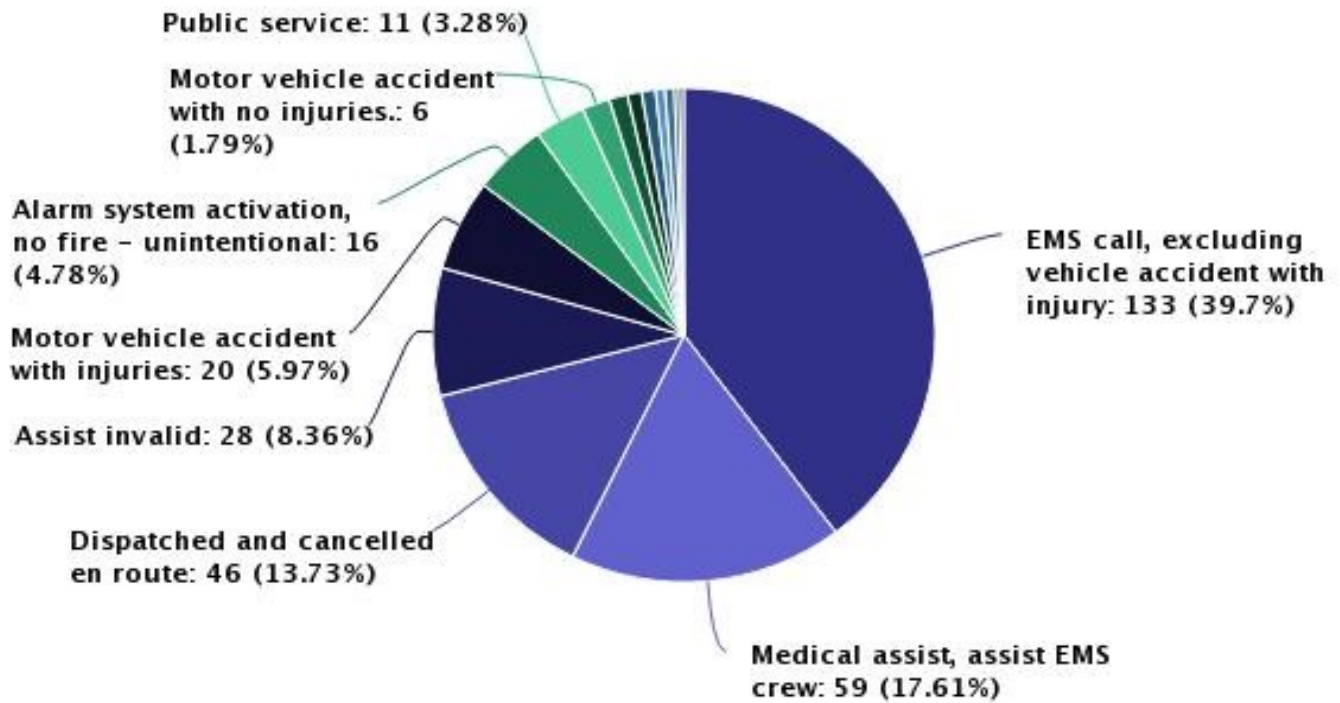
Incidents by County Name (Top 15)

Nov 01, 2022 to Nov 30, 2022



Incident Types (Top 15)

Nov 01, 2022 to Nov 30, 2022



MUTUAL AID – GIVEN AND RECEIVED:

Fire Department	Automatic Aid Given	% of Total Automatic Aid Given	Automatic Aid Received	% of Total Automatic Aid Received	Mutual Aid Given	% of Total Mutual Aid Given
Boiling Springs Fire District	1	7.69%	4	44.44%	0	0.00%
Lake Cunningham Fire Department	2	15.38%	1	11.11%	1	100.00%
Pelham Batesville Fire Department	1	7.69%	1	11.11%	0	0.00%
Taylors Fire Department	9	62.57%	2	22.22%	0	0.00%
Tyger River Fire Department	1	6.67%	2	22.22%	0	0.00%
Overall	14	100.00%	10	100.00%	1	100.00%

Unit Average Turnout Time (Seconds)

Nov 01, 2022 to Nov 30, 2022



Unit 90th Percentile Turnout Time (Seconds)

Nov 01, 2022 to Nov 30, 2022



Unit Average Total Response Time (HH:MM:SS)

Nov 01, 2022 to Nov 30, 2022

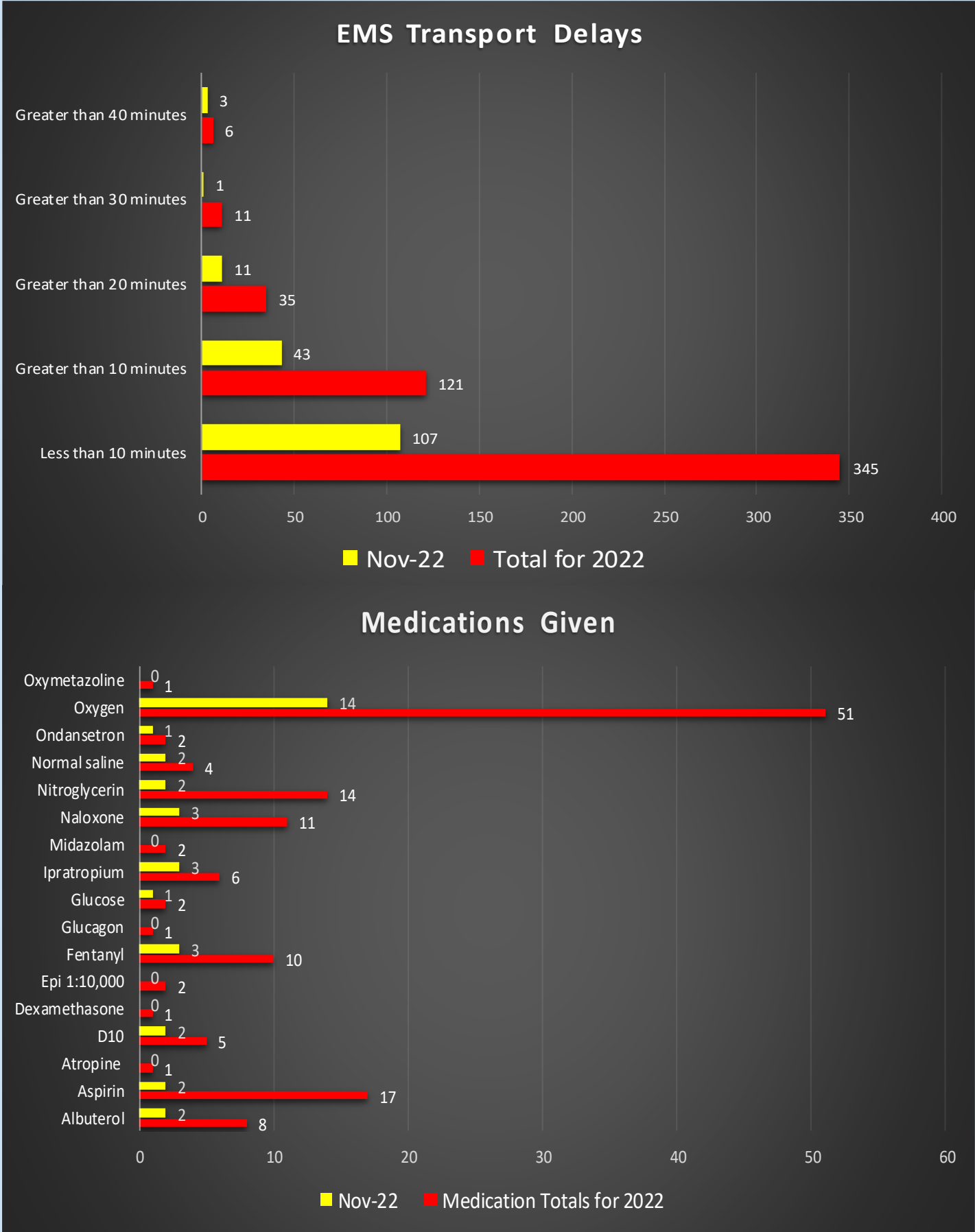


Percentage of Unit Total Response Times Under 09:00 Minutes

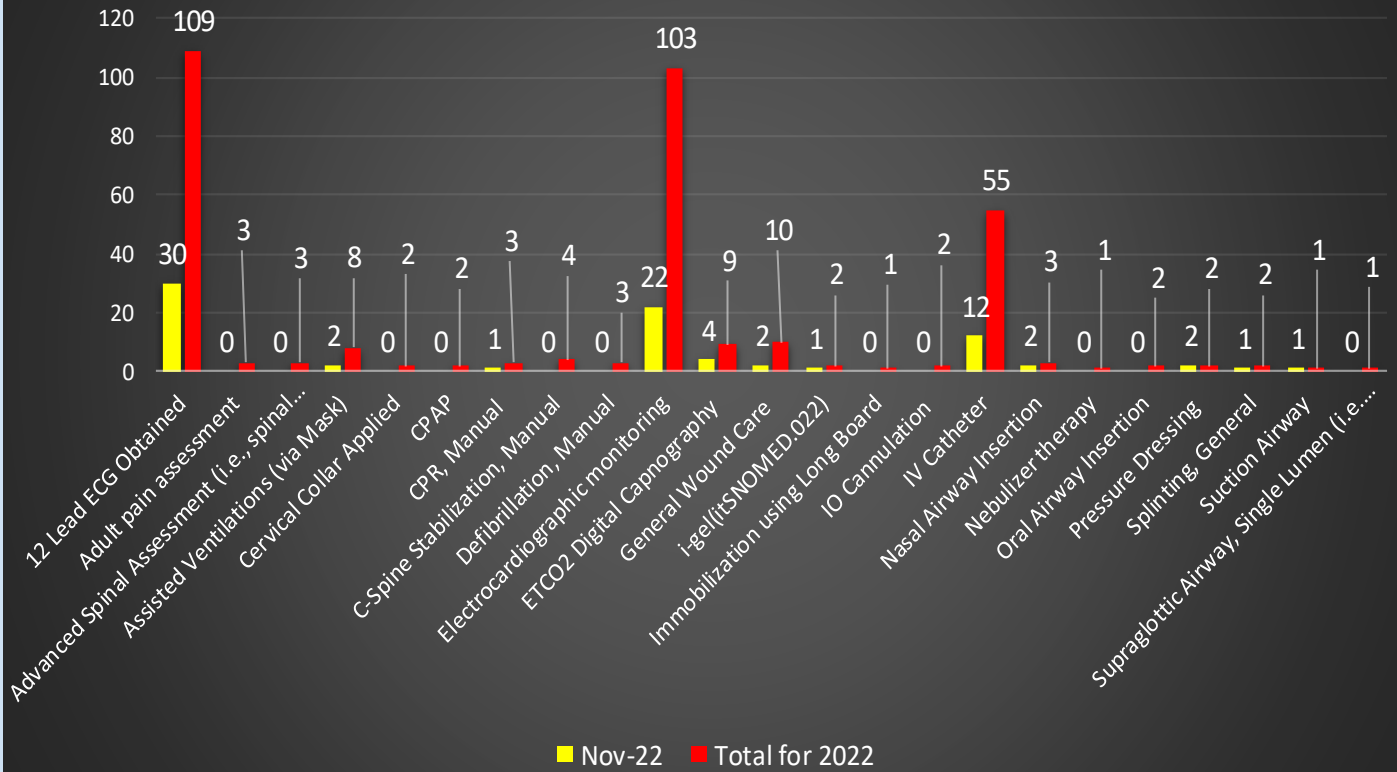
Nov 01, 2022 to Nov 30, 2022



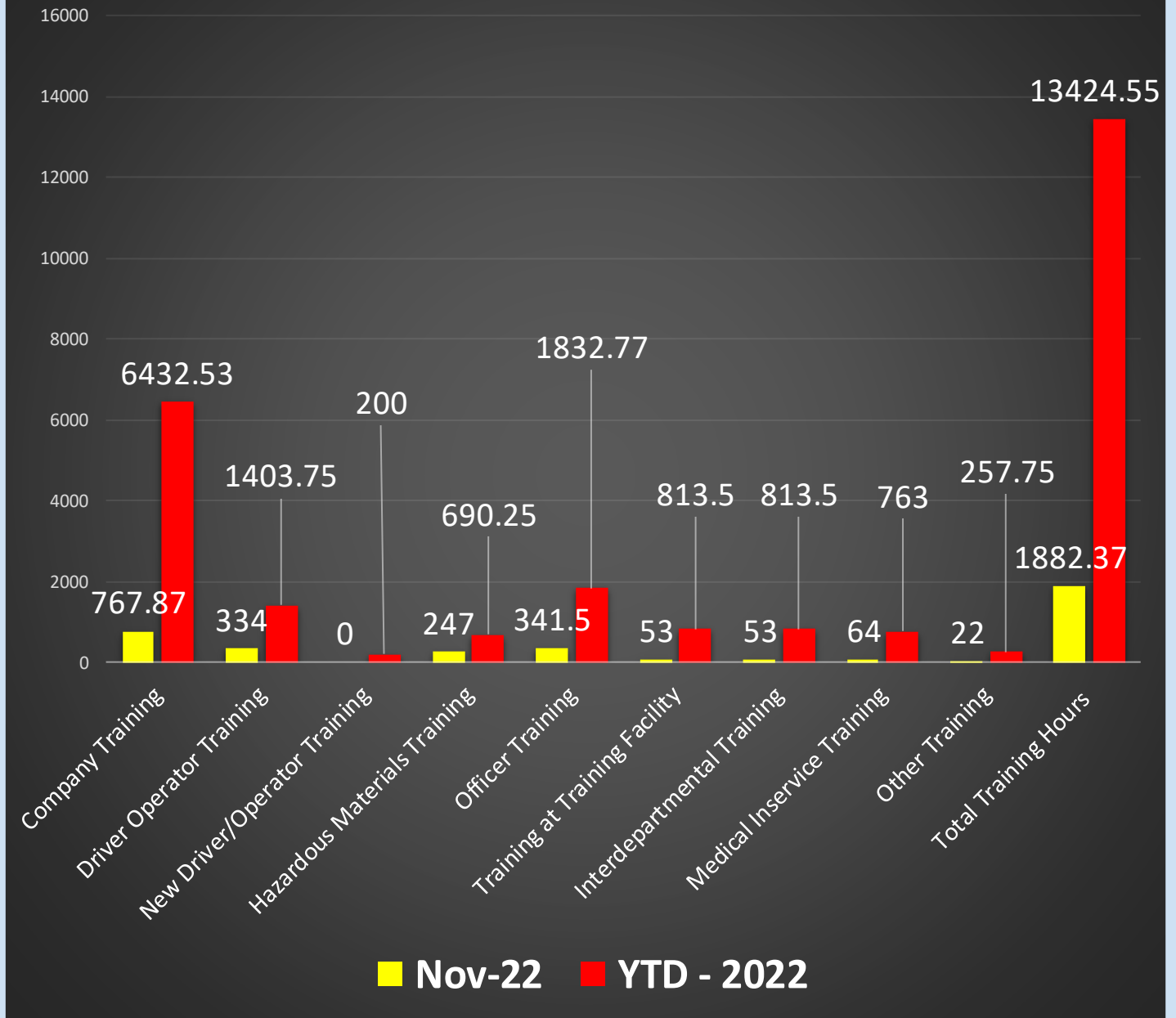
Medical Care:



Procedures Performed



Department Training Hours



Greer Centennial Lion's Club—Firefighter of the Year

Lieutenant Todd Wilson was named the Greer Centennial Lions Club Inaugural Firefighter of the Year. He was recognized at the Lions Club's meeting on November 22nd.



Staff in Action:



Firefighter Altmin, Firefighter Massa, and Firefighter Basnight graduated from the Spartanburg County Rookie School on Friday, November 11th. The school consisted of 9 weeks of rigorous training. Afterwards these individuals received their shift assignments:

A-Shift—Altmin, B-Shift—Basnight, and C-Shift—Massa

Lt. Blackwell, Engineer Dotson, Firefighter Scouten and Firefighter Upton participated in the Man vs. Machine course that was hosted at Spartanburg Community College.



The following personnel completed courses in the month of November:

Trench Rescue:

Firefighter Chandler Bradshaw

Fire Officer I:

Engineer Derrick Davis

Fire Officer II:

Battalion Chief Alston Blanchard

Lieutenant McCauley Hannah

Engineer Eric Baxa-Breedlove

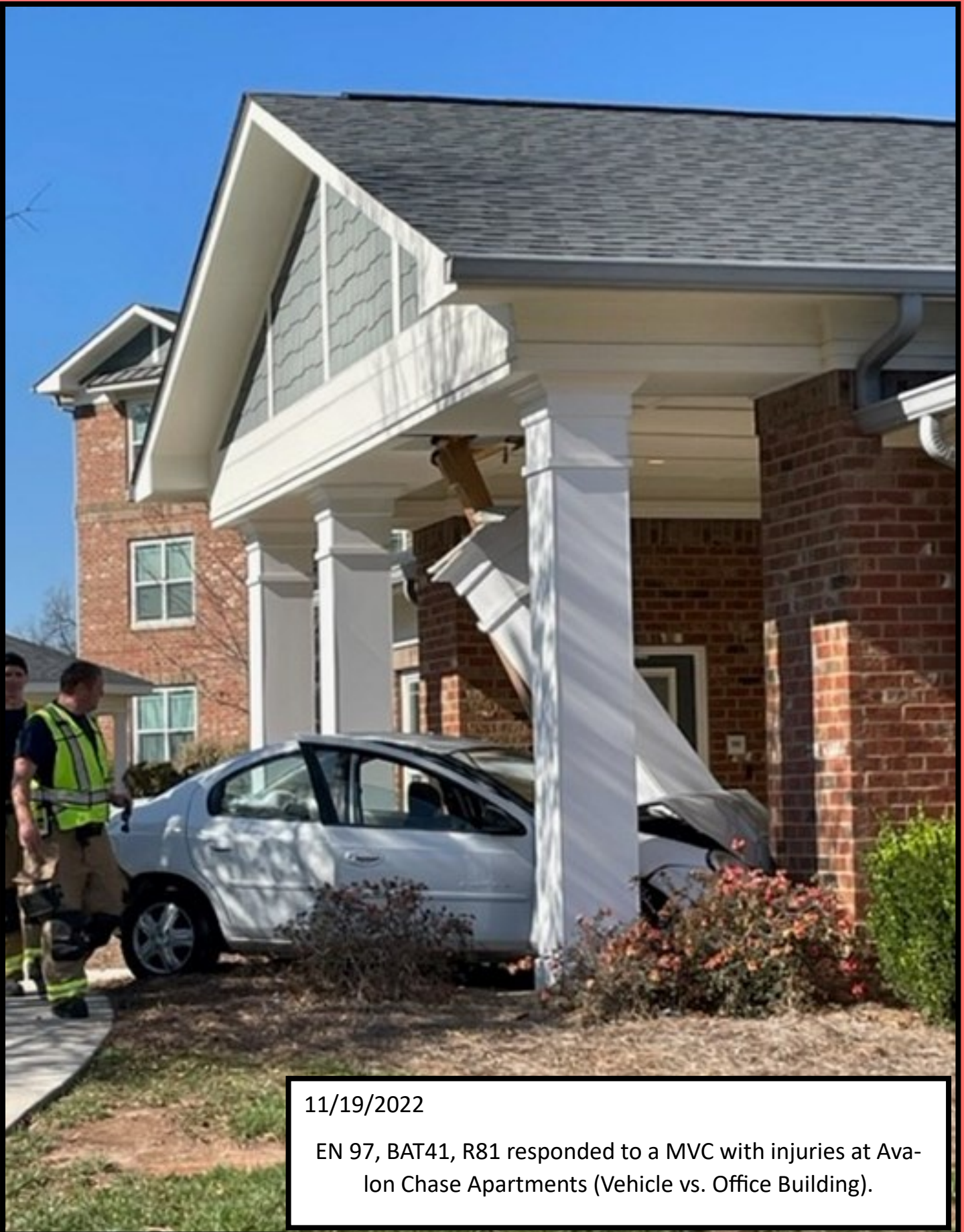
Engineer Derrick Davis

Art of Reading Smoke:

Firefighter Amber Altier

NREMT:

Firefighter Charlie Kanel completed his National Registry EMT.



11/19/2022

EN 97, BAT41, R81 responded to a MVC with injuries at Avalon Chase Apartments (Vehicle vs. Office Building).

11/26/22

EN41, TW41, and BAT41 responded to a MVA with Injuries at E. Gap Creek and Country Club Road (Vehicle was off the roadway in the woods). One patient was transported.





11/20/2022

Mutual Aid Response with Tyger River FD. 298 Fernwood Drive. @ 1459 hours. GFD units on-scene: BAT41, EN41, TW41 and EN56.

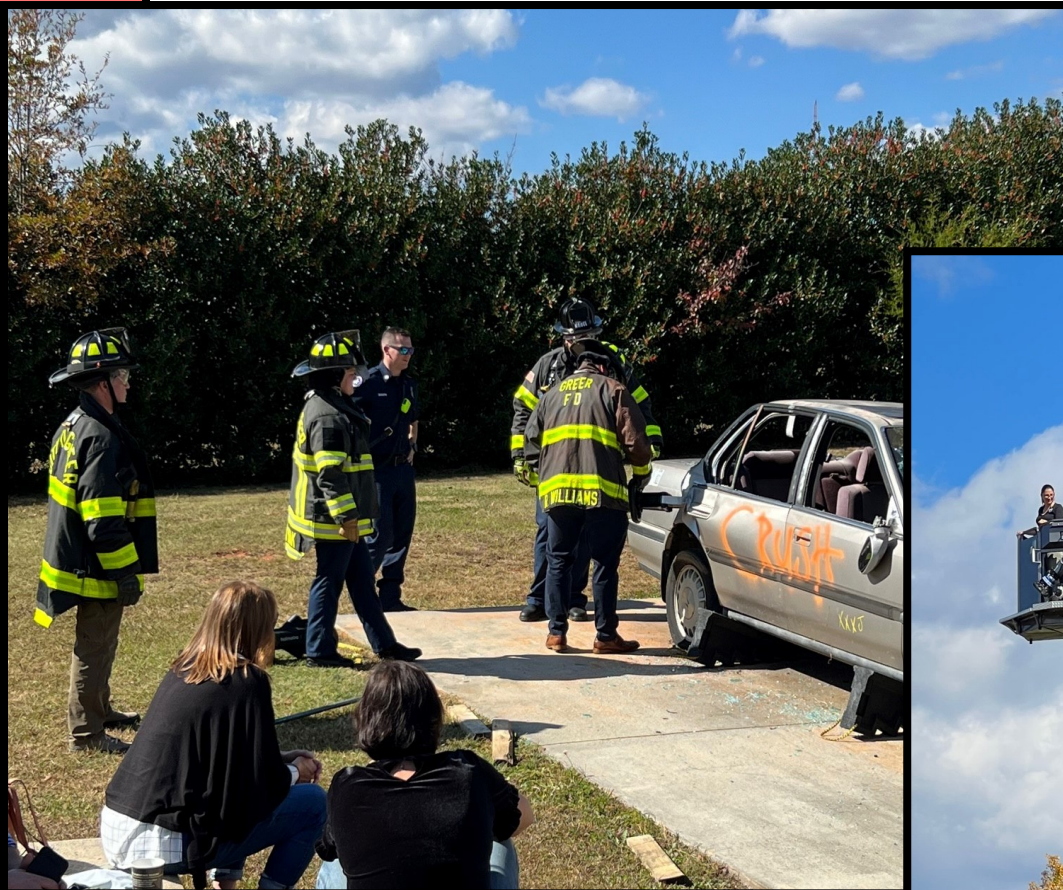
11/19/2022

Engine 41 responded to a reported residential fire on Suber Road. An out-building was found to be smoldering and was mostly extinguished by the caller prior to Engine 41 arrival.



11/01/2022

Leadership Greer—Public Safety Day

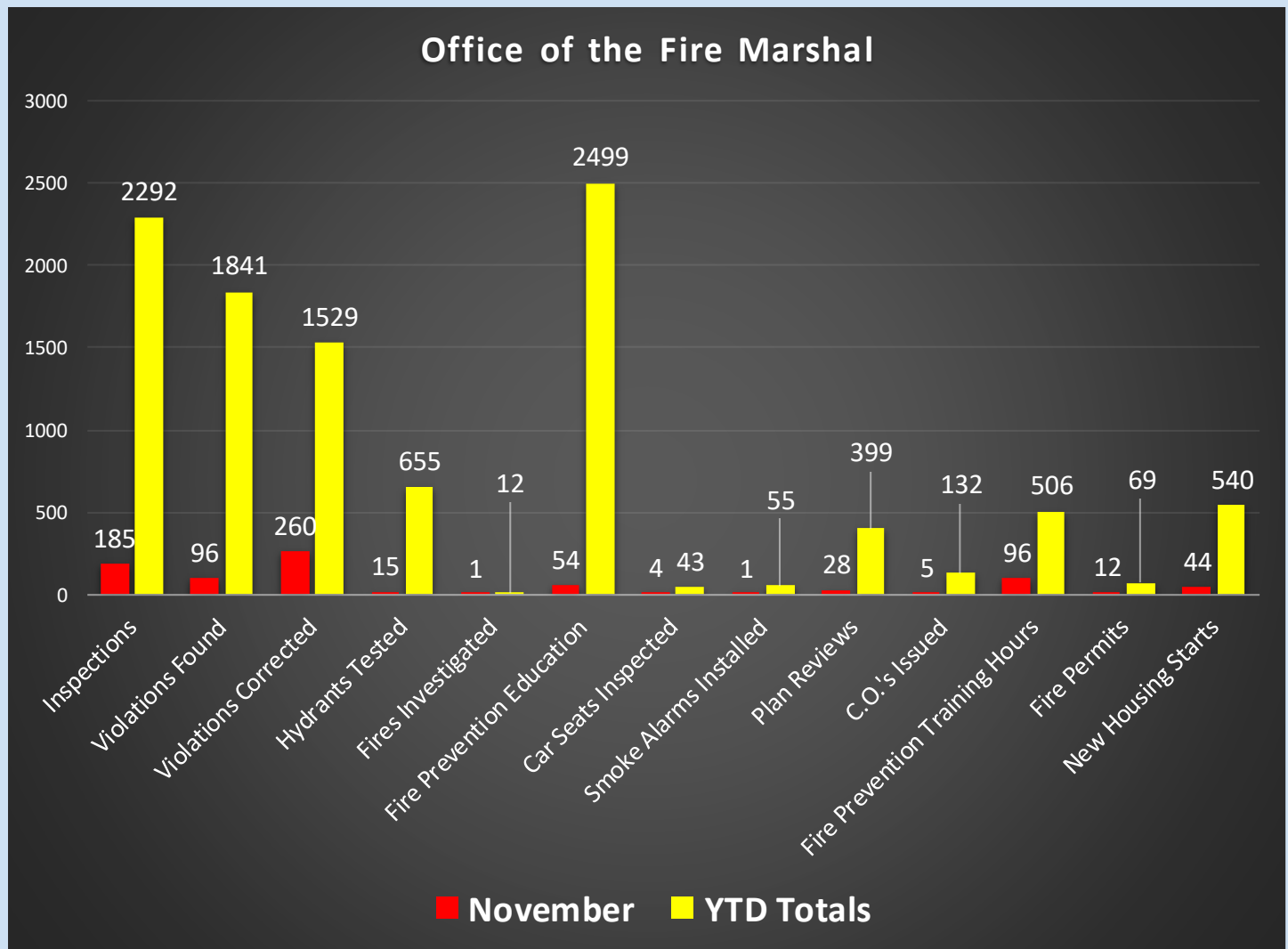


Citizens Fire Academy:

November 12, 2022 C-Shift personnel set up skills day for the Citizens Fire Academy. Participants completed evolutions in extrication, rappelling, and fire attack. We had 10 participants that graduated the Citizens Fire Academy on November 17, 2022.



Administration Division



STAFFING REPORT					
DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	48	47	0	0	1
ADMINISTRATION	7	7	0	0	0
PART-TIME	10	7	0	3	0

Category Number:
Item Number: 5.



AGENDA
GREER CITY COUNCIL
1/10/2023

Municipal Court Activity Report - November 2022

ATTACHMENTS:

Description	Upload Date	Type
📎 Municipal Court Monthly Report November 2022	1/3/2023	Backup Material



MUNICIPAL COURT

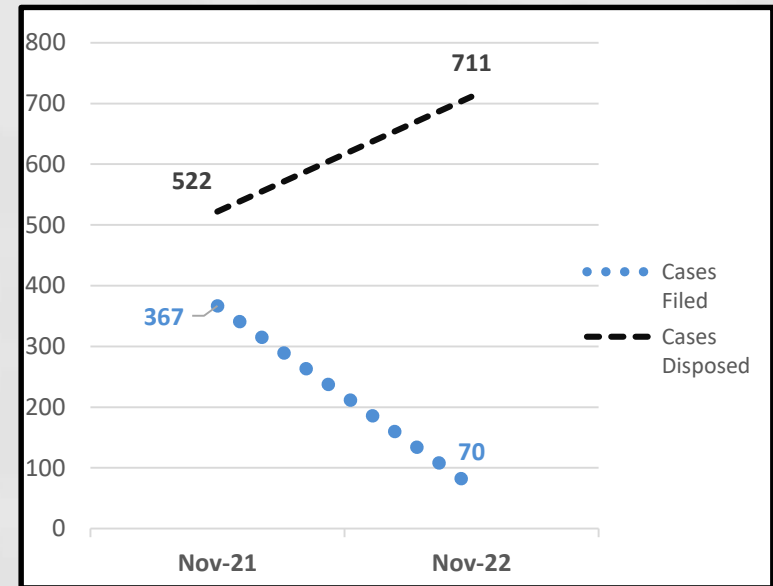
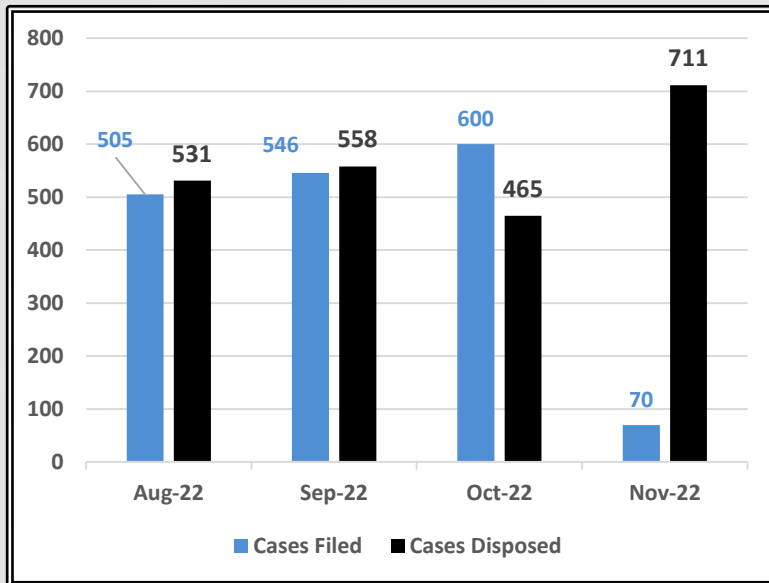
Monthly Report
November 2022

CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: **711**

Total cases filed by officers: **70**

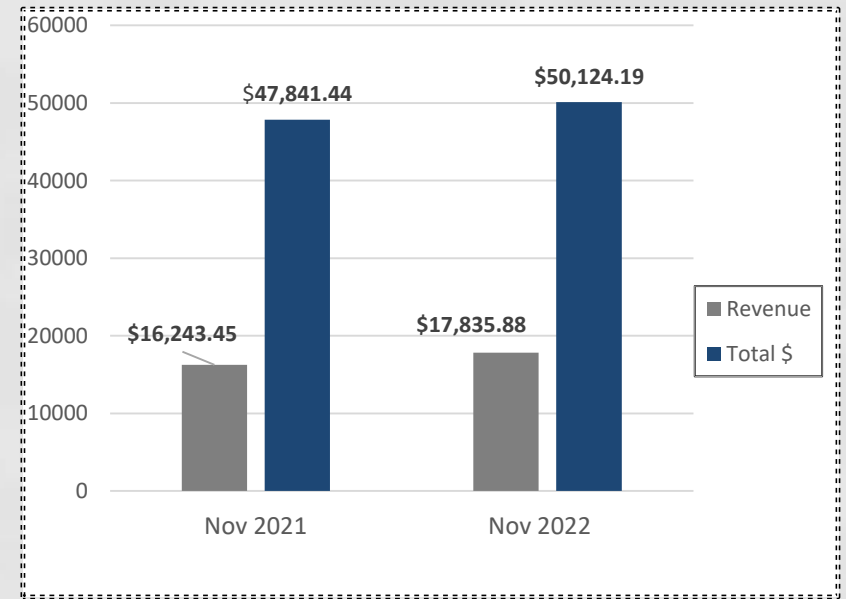
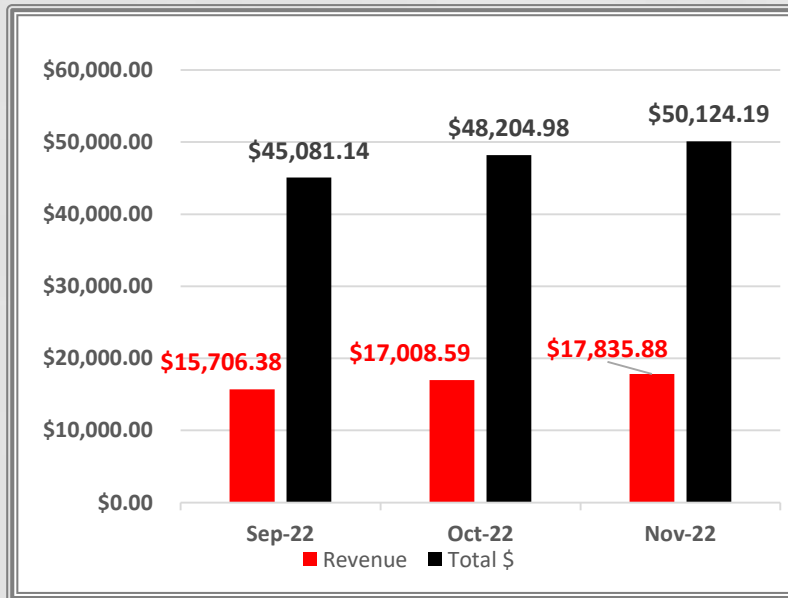


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	100
Arraignments-# of defendants	107
Arraignments-# of charges	206
Bench Warrants issued	6
Bench Warrants served	11
Search Warrants issued	20

Revenue

Total Revenue	\$17,835.88
Sent to State Treasurer	\$28,417.05
Victim Assistance Funds	\$ 3,175.38
Total Collected	\$50,124.19



ACTIVITY

- Traffic Court was held on November 2, 9, 16, 23 and 30.
- Domestic Violence Court was held on November 10.
- Preliminary Hearings were held November 4.
- Jury Trials were held the week of November 14.
- Pretrial Conferences were held November 3.

Category Number:
Item Number: 6.



AGENDA
GREER CITY COUNCIL
1/10/2023

Parks, Recreation & Tourism Activity Report - November 2022

ATTACHMENTS:

Description		Upload Date	Type
▢	Parks, Recreation & Tourism Activity	1/5/2023	Backup Material
	Report - November 2022		

Parks, Recreation & Tourism

November 2022 Monthly Report

Current/Ongoing Projects

Wards Creek Trail System & South Tyger River Greenway

- Architects with Keck + Wood, Inc. are continuing the process of designing the Wards Creek Greenway trail system and have proposed their recommendation for the new trail location.
 - Property owners effected by the Wards Creek Trail system were invited to a Community Meeting on Wednesday, November 9, at Greer City Hall to review and discuss the proposed alignment. Input gathered from this meeting will be consolidated and reviewed.
- The construction documents are being finalized for the South Tyger River Greenway. Next step in the process will be a plan review.
 - The proposed Easement Exhibits and Agreement for the South Tyger River Trail have been submitted to the Greenville County School District for review and consideration. If approved by their General Counsel, it will come to our Council for approval, and then back to the Greenville County School Board for final approval. This spur off of the main Greenway Trail will provide a link to the sidewalk currently on Gap Creek Road.

Turner Park

- Keck + Wood are finalizing the construction details and cost breakdown for the new softball/baseball complex at Turner Park.

Golf Course

- SGA Architecture and P+F Construction are working towards completing the design plans for the fire suppression system and ADA accessibility in both the clubhouse and pool area.
- Staff continued participating in the bi-weekly review of the MEP (Mechanical, Electrical & Plumbing) designs for the renovation and have finalized the pool area fireplace design.

Needmore Recreation Center-Pickleball Courts

- There is no update from GCRA on the bids for renovation. The project is still “On Hold” due to difficulty in getting contractors.

Cannon Centre Deck Renovation

- The project remains on-going, with an expected completion date in early December.

Suber Road Park

- The Parks, Recreation & Tourism Departments’ portion of this project has been delayed. It will resume with the completion of the Fire and Police Departments plans.

Department Trainings

- Department Directors and Supervisors attended the 2022 Annual SCRPA Conference in Hilton Head, SC., on November 13-16.
- Steven Thompson attended the Carolinas Golf Course Superintendents Association Conference November 14-16 in Myrtle Beach, S.C.
- Lindsey Shaffer attended Leadership Greer on Tuesday, November 1 (Public Safety Day).
- Staff continues with the Risk Management - MASC on-line training

Department Highlight:

- Ann Cunningham, Red Watson, Cory Holtzclaw and Justin Miller visited the Rock Hill Sport and Event Center on November 10 along with the Mayor, Mr. Merriman and other Administration staff from City Hall.

Division Highlights

Athletics

- Tackle football and our cheerleading program have completed their regular and post season playoff schedule. We hosted the South Carolina Athletic Planners All-Star District Tournament at Dooley Field and Greer City Stadium. Our All-Star tackle season with the 10U district finishing in 1st in the district and our 12U Team finished in 4th place. This was our first district All-Star Championship under the SCAP (*South Carolina Athletics Program*) governing body.
- Our staff facilitated Greer 76ers Rugby practices at Century Park on Mondays, Tuesdays, Thursdays, and Sundays. This season we have officially doubled the number Varsity Boy participants from last year.
- Tomahawk Wrestling Club practices held at Cannon Center continue to be facilitated by our staff on Mondays, Tuesdays, and Thursdays.
- The Foothills Soccer Club of Greer Academy practiced and played their tournaments and games at Suber Park exclusively, allowing the County Club Road Park fields to remain in good shape, in preparation for the upcoming Greer Christmas 7s Rugby Tournament, scheduled for December.
- Cheer for Greer ACC Championship Game practices were held at Victor Gym on Tuesdays and Thursdays. Our Cheer for Greer program will perform at the ACC pregame Championship at Bank of America Stadium in Charlotte, on December 3.
- Youth Basketball practices were facilitated by our staff and held at Victor Park, Tuesday through Sunday. We also rented the gym from New Jerusalem Baptist Church on Tuesdays and Thursdays to accommodate the participants registered in the program.
- Recruited teams for The Greer Christmas 7s Rugby Tournament, from the lower and upper region of the state of South Carolina, Georgia, Indiana, Virginia, Tennessee, and North Carolina. We also procured athletic trainers, officials and lodging for the two-day event.

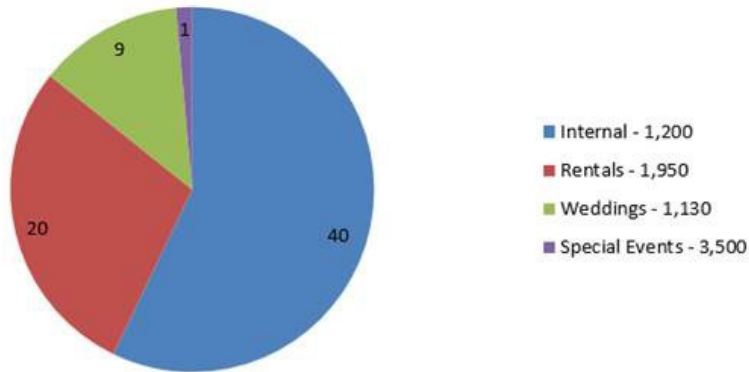
Cultural Arts

- Robin and Sara met on November 10 with Evan Duke of the Foothills Philharmonic and Reno Deaton of the Greer Development Corporation about possible future collaborations.
- Robin Byouk had a Zoom meeting on November 11 with the Greenville Jewish Federation about the about lessons from the Holocaust and their Butterfly Project; which gives area children and schools an opportunity to paint ceramic butterflies, for free, as a symbol of resilience & hope.
- Greenville Open Studios were held on Saturday, November 13 and Sunday, November 14, and 5 of our 7 resident artists participated in the event.
- Auditions and casting were held for the Lion King, Jr. production with performances will be held on February 24-26 and March 4-6 at the Cannon Centre.
- Staff cleaned and organized costumes at Tryon Recreation Center, and put away costumes, props and set pieces from Peter Pan, Jr. production which was held on Wednesday, November 16.
- The Foothills Philharmonic Brass Quintet performed at the Center for the Arts on Saturday, November 18, with 57 people in attendance.
- The Center for the Arts continued classes in November for their after-school program which included clay and candle-making classes.
- Preparations were made for the Upcountry Fiber Artists Exhibition at the Center for the Arts. There were so many pieces of art to display, it took 4-days to complete the installation. The Exhibition was held on November 29.

Events

- Our Events Division hosted an interdepartmental meeting to finalize details for the upcoming Christmas Tree Lighting on December 2.
- The Greer Farmers Market Gather- Fall Market, originally scheduled on November 15, was rescheduled for November 22 (due to inclement weather). The Thanksgiving themed market included over 40 vendors.
- Our Ambassadors continued providing excellent customer service to over 1,000 passengers in downtown Greer Station in the month of November.

Rentals



Golf

- Revenue for the month of November was \$63,545, an increase of \$10,000 from 2021.
- The part-time cart attendant position advertisement has been closed, with 7 applications submitted.
- We are currently advertising for a part time Pro Shop Attendant.
- A new range-ball picker was purchased for the golf course's driving range on 11/15.

Recreation

- Senior Action met at Needmore Recreation Center Monday-Fridays for activities and lunch (20-25 seniors daily).
- Archery classes for both youth and adults were held at Victor Gym on Monday nights and City Stadium on Wednesday nights.
- Never Alone, The Artifacts Club and the Disabled American Veterans met at Tryon Recreation Center.
- Disabled American Veterans met at the Tryon Recreation Center on Tuesday 11/15.
- SOAR hosted events:
 - Line Dancing with 30 in attendance at the Cannon Centre.
 - Bingo Day with 15 participants at City Hall.
 - Movie Day with 20 in attendance at City Hall.
 - Book Club meeting with 9 in attendance.
 - Walking club with 3 in attendance.
- Pickleball Clinics and Open Play sessions were held at Victor Gym and Tryon Park. Our department also hosted GCRA grant funded Pickleball clinics at Victor Gym.
- Open-Play Basketball was held at Victor Gym.
- The Afterschool Program continued at Needmore Community Center.
- Creative Advancement Afterschool Program began at Victor Gymnasium.

- Tryon Recreation Center served as an early voting location which served over 6,500 Greenville County residents as well as a polling location on Election Day, where 585 residents voted.
- The Artifacts Club met at Tryon Recreation Center on 11/28
- Rentals:
 - Recreation Center Rentals- 9
 - Kids Planet Rentals- 55
 - Buses – 2

Tourism

- Lindsey participated in CPW's Lake Robinson Day on Saturday, November 5, and provided the PRT's program and event information and a fun activity for the attendees.
- Lindsey Shaffer and Ayla Fitzpatrick met with Michelle Willis, Marketing Director at GDC, on Wednesday, November 9, to discuss collaboration and partnership opportunities.
- Lindsey Shaffer attended the SFEA Board Meeting on Wednesday, November 16.
- Lindsey Shaffer met virtually with BMW on Thursday, November 17, to set up a Discover Greer visit to the BMW Performance Center and Zentrum Museum.
- Lindsey Shaffer attended the Inland Port Greer Expansion Celebration on Friday, November 18.

<u>Upcoming Events</u>	<u>Current Projects</u>
<ul style="list-style-type: none"> • Tree Lighting Ceremony, (City Park) Dec 2 • Swinging Into Christmas (Center for the Arts) Dec 3 • Breakfast with Santa (Cannon Centre) - Dec. 3 • Greer Farmers Market – Holiday Market (City Park) Dec 3 & 4 • Greer Christmas Parade – (Downtown) Dec 4 • Gingerbread Jamboree, (Center for the Arts) Dec 6 • Holiday Arts Fair (Center for the Arts) Dec 10 • Cops for Tots (Cannon Centre) Dec 10 	<ul style="list-style-type: none"> • Cannon Centre Deck Renovation • Greer Golf Redesign Clubhouse & Pool Area • H.R. Turner Park Renovation • South Tyger River Greenway • Suber Road Park • Wards Creek Trail System

The City of Greer Parks and Recreation Department is committed to fulfilling our mission of providing quality recreational experiences while administering the values of community image, human development, preservation of environmental resources, health and wellness, economic development, and cultural unity.

Category Number:
Item Number: 7.



AGENDA
GREER CITY COUNCIL
1/10/2023

Police Department Activity Report - November 2022

ATTACHMENTS:

Description	Upload Date	Type
📎 Police Department Activity Report - November 2022	1/3/2023	Backup Material

Greer Police Department Monthly Report

November 2022



Command Staff

Chief Hamby

Captain Pressley- Support
Services Bureau

Captain Fortenberry-
Operations Bureau

Lt. Forrester- Administrative
Division

Lt. Blackwell- Operational
Support Division

Lt. Richardson- Patrol
Division

Lt. Varner- Criminal
Investigations Division

102 S. Main St. Greer, SC 29650

Administrative Division

Monthly Staffing Report

DEPARTMENT	TOTAL POSITION ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/FMLA/MILITARY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	67 FT/1 PT	63 FT/0 PT	3	4 FT/1 PT
COMMUNICATIONS	13 FT	11 FT	0	2 FT
DETENTION	7 FT	7 FT	0	0 FT
ADMINISTRATIVE	8 FT/1 PT	8 FT/1 PT	0	0 FT/0 PT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	96 FT/2 PT	90 FT/1 PT	3	6 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	302
TRAFFIC CITATIONS ENTERED IN DATABASE	0
RECORDS REQUESTS/FOIA	367
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	482
EXPUNGEMENTS RECEIVED	0
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	0
TOTAL EXPUNGEMENTS REMAINING	134
CRIMINAL HISTORY CHECKS	12
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

129.5

OF VOLUNTEER
HOURS THIS MONTH

1135.5

OF VOLUNTEER
HOURS YTD

Training

9

OF CLASSES THIS
MONTH

92

OF CLASSES YTD

128

OF STUDENTS THIS
MONTH

1581

OF STUDENTS YTD

38

OF CLASS HOURS
THIS MONTH

456.5

OF CLASS HOURS
YTD

524

TOTAL HOURS TRAINING
TIME THIS MONTH

7588

TOTAL HOURS
TRAINING TIME YTD

School Resource Officer Report

DAILY ACTIVITIES	TOTAL
CONFERENCE WITH TEACHERS/ADMIN STAFF	49
MEETINGS WITH STUDENTS	75
PHONE CONFERENCES WITH PARENTS	24
CONFERENCES WITH PARENTS (IN-PERSON)	16
SCHOOL EVENTS	13
CLASSROOM VISITS	21
INCIDENT REPORTS	5
FOLLOW UPS	4

Community Outreach

Girls on the Run 5K Day



Friendsgiving S'Mores at Green Laundry Lounge



G.R.E.A.T Lesson in Ms. Padgett's Classroom



Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	OCT-22	NOV-22	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2021	YEAR TO DATE 2022	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,600	1,323	-17.3%	14,956	15,262	2.0%
INCOMING 7-DIGIT LINE CALLS	5,319	4,888	-8.1%	61,016	54,431	-10.8%
POLICE CALLS FOR SERVICE	3,952	3,646	-7.7%	29,616	37,322	26.0%
FIRE CALLS FOR SERVICE	1,176	995	-15.4%	10,794	11,500	6.5%
TOTAL DISPATCHED CALLS	5,128	4,641	-9.5%	40,410	47,850	18.4%

Detention Center

INMATE AND PROCESS TOTAL	OCT-22	NOV-22	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2021	YEAR TO DATE 2022	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	125	105	-16.0%	951	1138	19.7%
TRANSPORTED TO GREENVILLE	16	24	50.0%	281	229	-18.5%
TRANSPORTED TO SPARTANBURG	18	20	11.1%	167	202	21.0%
INMATES TRANSPORT BY 600	11	11	0.0%	126	173	37.3%
NUMBER OF TRIPS MADE BY 600	8	8	0.0%	101	122	20.8%

Animal Control Services

ANIMAL CONTROL ACTIVITY	OCT-22	NOV-22	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2021	YEAR TO DATE 2022	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	179	154	-14%	1603	1122	-30%
LIVE DOGS PICKED UP	9	9	0%	69	72	4%
LIVE CATS PICKED UP	4	2	-50%	58	34	-41%
TRAPS DELIVERED	6	2	-67%	50	28	-44%
FOLLOW UP CALLS	13	9	-31%	120	80	-33%
CITATIONS ISSUED	0	1	0	14	4	-71%
# OF ANIMALS TAKEN TO SHELTER	11	7	-33%	116	113	-3%

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	OCT-22	NOV-22	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2021	YEAR TO DATE 2022	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	158	150	-5.1%	1756	1292	-26.4%
NEW ITEMS ENTERED	134	150	11.9%	1490	1445	-3.0%
ITEMS PURGED	28	78	178.6%	396	1166	194.4%
ITEMS RELEASED	9	13	44.4%	115	82	-28.7%
CASES SENT TO CO 23 LAB	20	0	-100.0%	89	90	1.1%
CASES SENT TO CO 42 LAB	1	0	-100.0%	45	75	66.7%
HOURS SPENT AT LABS	7.5	0	-100.0%	47	47.5	1.1%
HOURS SPENT IN COURT	35	27.5	-21.4%	408.5	401.5	-1.7%

Patrol Division

POLICE PATROL ACTIVITY	Nov-21	Nov-22	% CHANGE FROM	YTD 2021	YTD 2022	% CHANGE
CITATIONS ISSUED	335	321	-4.18%	4746	4873	2.68%
ARRESTS	84	113	34.52%	1126	1245	10.57%
INCIDENT REPORTS	379	374	-1.32%	3944	3911	-0.84%
COLLISION REPORTS	159	159	0.00%	1567	1598	1.98%
WARNING CITATIONS	321	321	0.00%	3926	3771	-3.95%
PATROL MILES	39,013	40,642	4.18%	430,471	503,336	16.93%
WARRANTS SERVED	70	93	32.86%	760	814	7.11%

Proactive Efforts

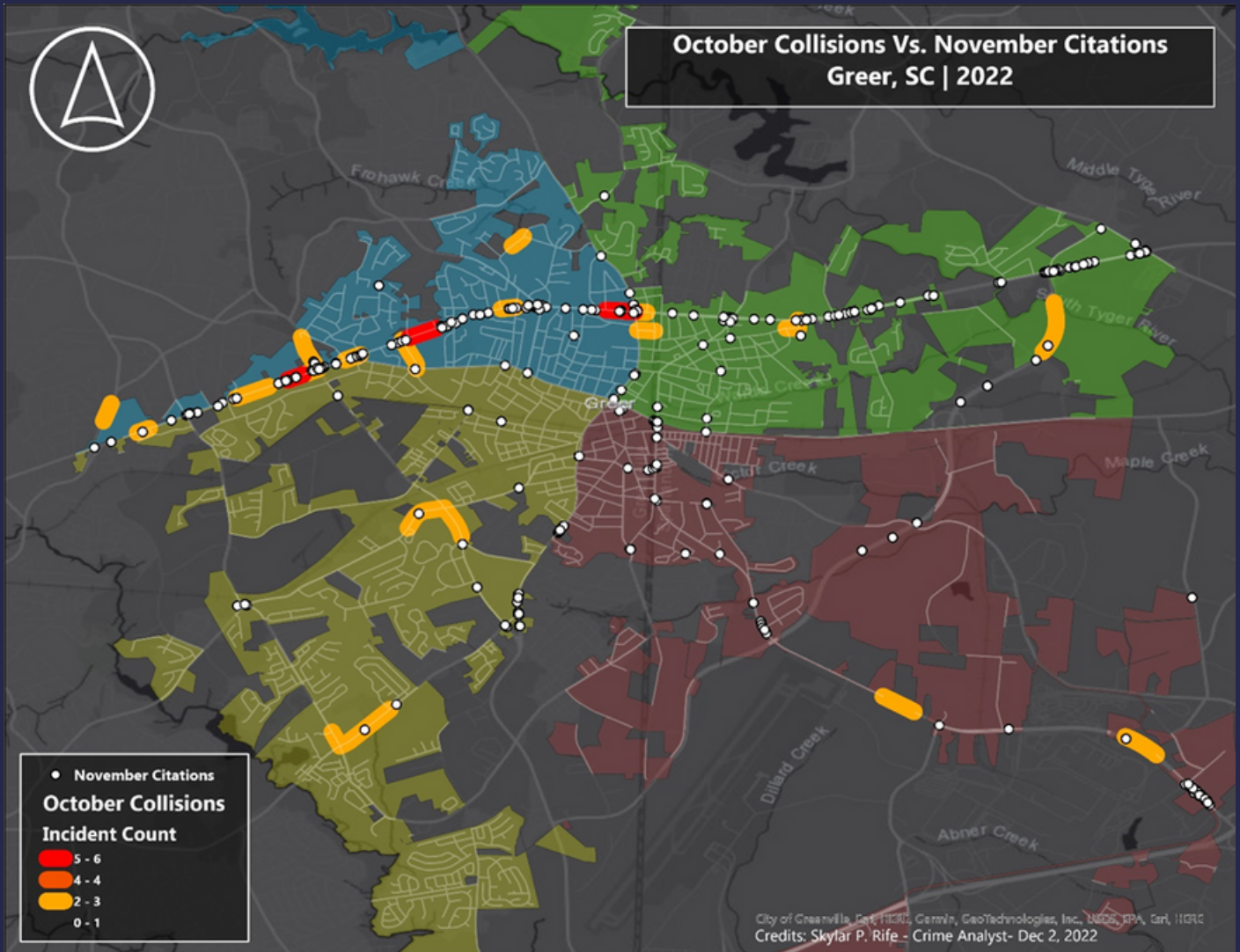
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
5	26	76	35	85

Drugs Seized

MARIJUANA	METH	HEROIN	COCAINE
188.8 GRAMS	15.55 GRAMS	1.8 GRAMS	.51 GRAMS

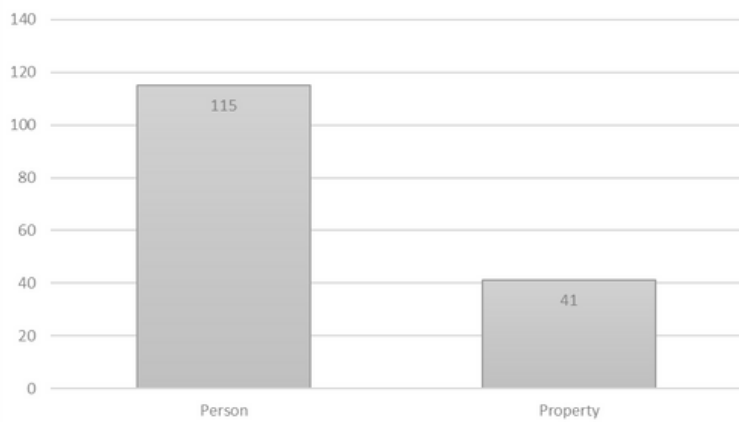
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

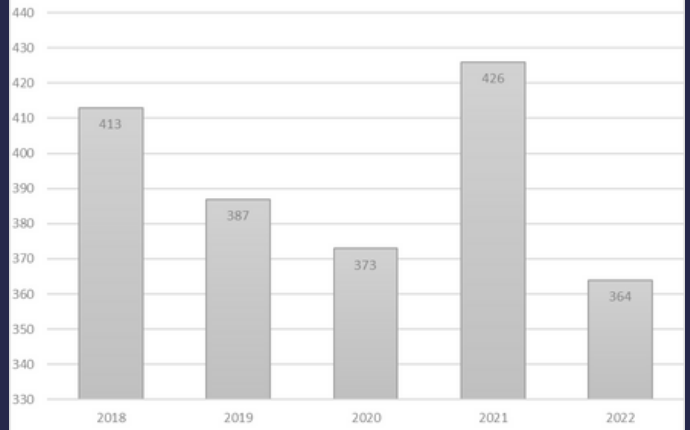


Criminal Investigations Division

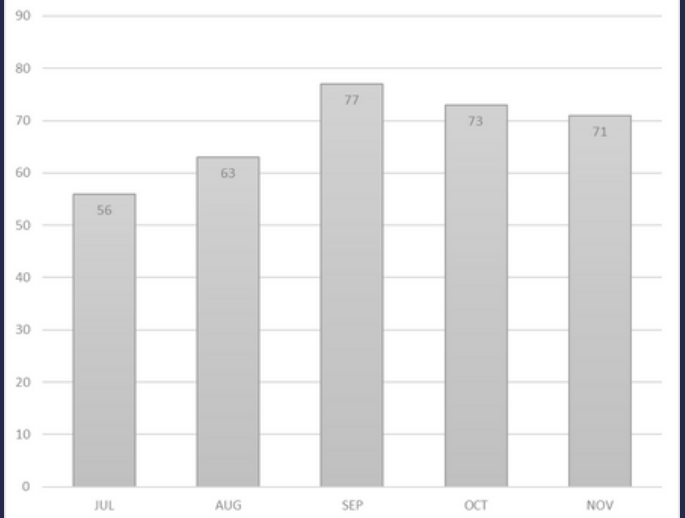
CID Closed Cases - 2022 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)



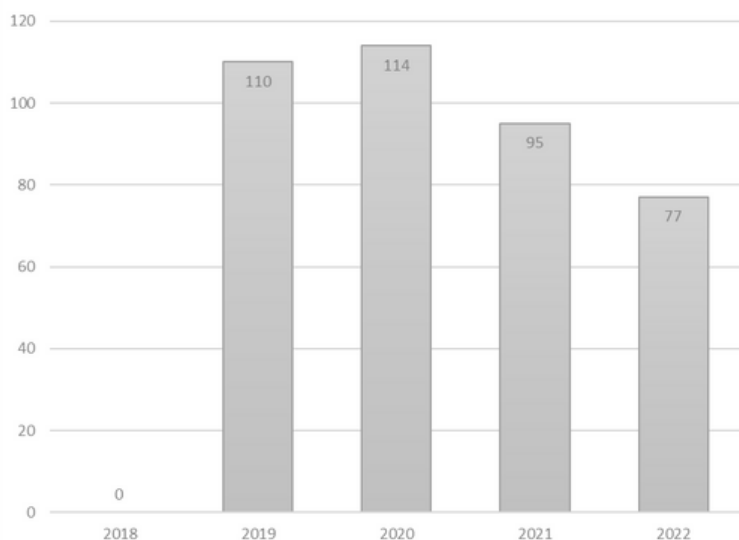
CID Assigned Cases
2022 Total YTD



New VA Cases
NOV 2022



White Collar Cases
2022 Total



Category Number:
Item Number: 8.



AGENDA
GREER CITY COUNCIL
1/10/2023

Public Services Activity Report - November 2022

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Services Activity Report - November 2022	1/3/2023	Backup Material



TO: Andy Merriman, City Administrator
Tammy Duncan, City Clerk

FROM: Public Services Department

SUBJECT: November - 2022 Activity Report

DATE: December 19, 2022

Grounds & Street Maintenance Divisions

- Applied 21-0-0 fertilizer to Country Club soccer field on rye grass out of the turf in-house program
- Staff painted Country Club soccer fields with pigment paint
- Staff painted field logos Country Club fields for Rugby tournament
- Staff applied Pre-Emergence from the in-house turf program at Century fields 2 and 3, Little Turner, Brushy Creek Sod, Center for the Arts, and Veterans
- Staff completed installing Christmas Trees and Christmas decorations throughout the city
- Supervisors completed inspections of all parks
- Dreamscape installed liriopse in bed edging and completed landscaping around Cannon Center
- Painted City Park restroom interior walls
- Sprayed Downtown area turf grass with Pre-Emergence

- Emery's removed [3] dead trees, limbed the pecan trees, and the catalpa tree in the large mulch bed by the chiller room
- Emery removed the dying tree at the corner of the building at the Center for the Arts
- Leaf truck completed in all areas - 1, 2, 3 and 4
- Staff created a new ditch line and placed rock at Century Park
- Put gravel in CPW- Sewer line hole
- Marked graves at cemetery
- Removed trees from median on Hwy 29 knocked down due to wreck
- Fixed or replaced signs :
 - Victor Hill - Replaced stop sign
 - Depot St and Poinsett – new square post sign due to accident
 - Landford and Barbre St – replace no outlet sign
 - Briar Ridge – 3 speed limit signs
 - Chestnut Ave – Stop Ahead sign
- Hauled eight [8] loads of construction material to landfill
- Hauled one [1] loads of E-Waste to landfill
- Staff members worked a total of 90 labor hours for The Tree Lighting
- Staff members worked a total of 135 labor hours for The Christmas Parade

CPW Street Cut Repairs

Temp Patch - two [2] CPW road cuts on City Roads:
 [1] – Laurel Rd and [1] – W James St

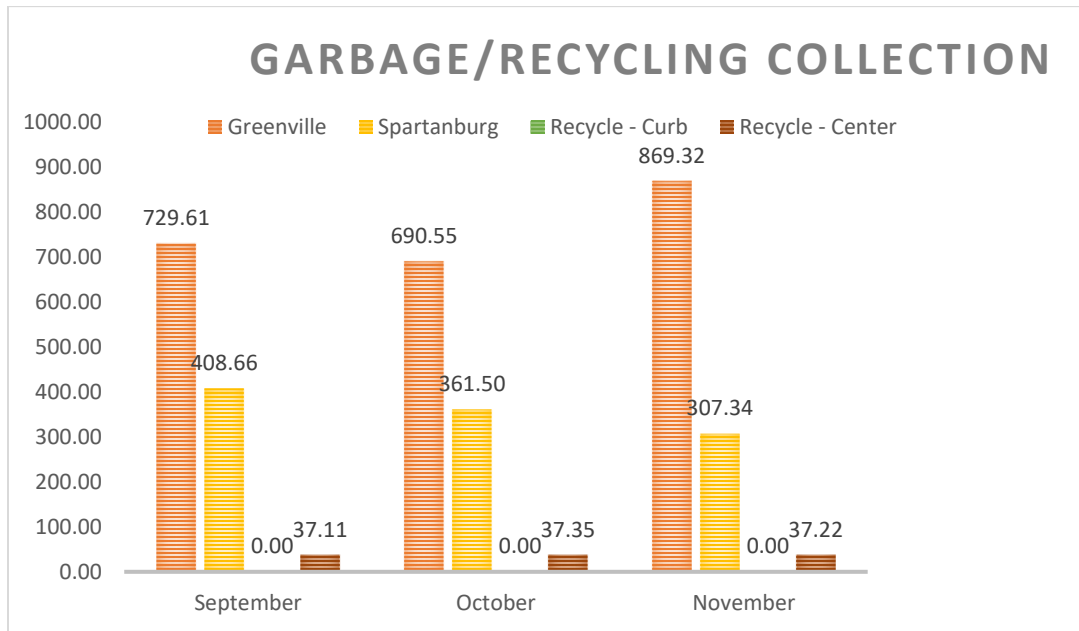
Bins & Carts Delivered

NEW HOME CARTS: **34** REPAIRED/REPLACEMENT CARTS: **24**

YARD WASTE CARTS: **3** DELIVERED RECYCLE BINS: **3**

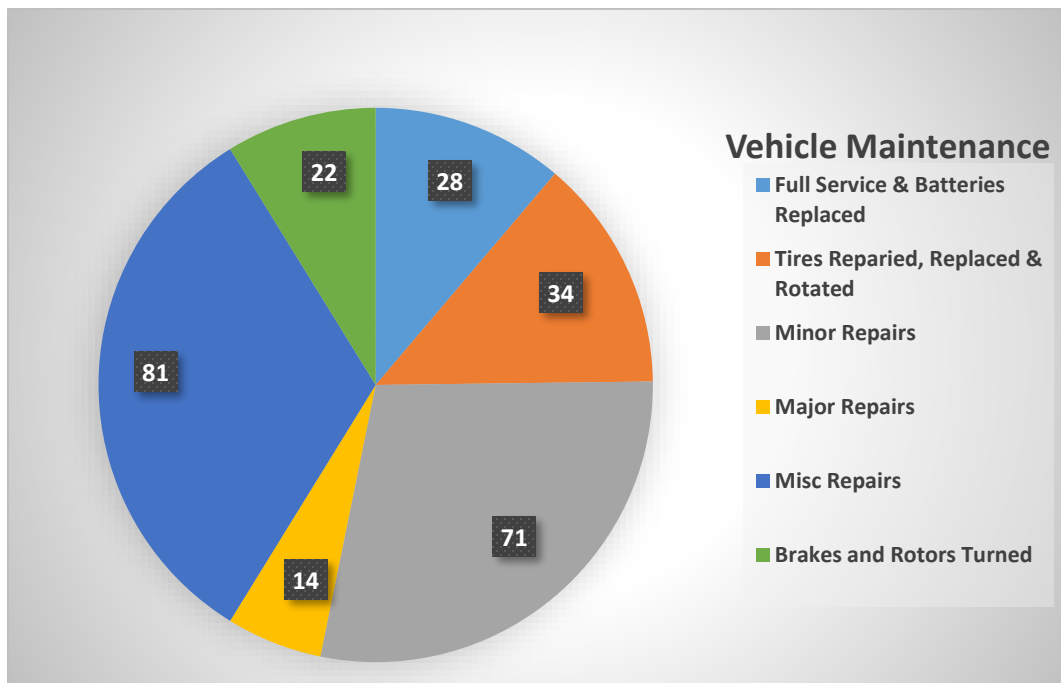
2ND TRASH CART: **5**

Solid Waste Division



YTD Fiscal Year Totals: Greenville 3714.15 + Spartanburg 1836.26 = **5550.41 Total**

Fleet Maintenance Division



Category Number:
Item Number: 9.



AGENDA
GREER CITY COUNCIL
1/10/2023

Website Activity Report - November 2022

ATTACHMENTS:

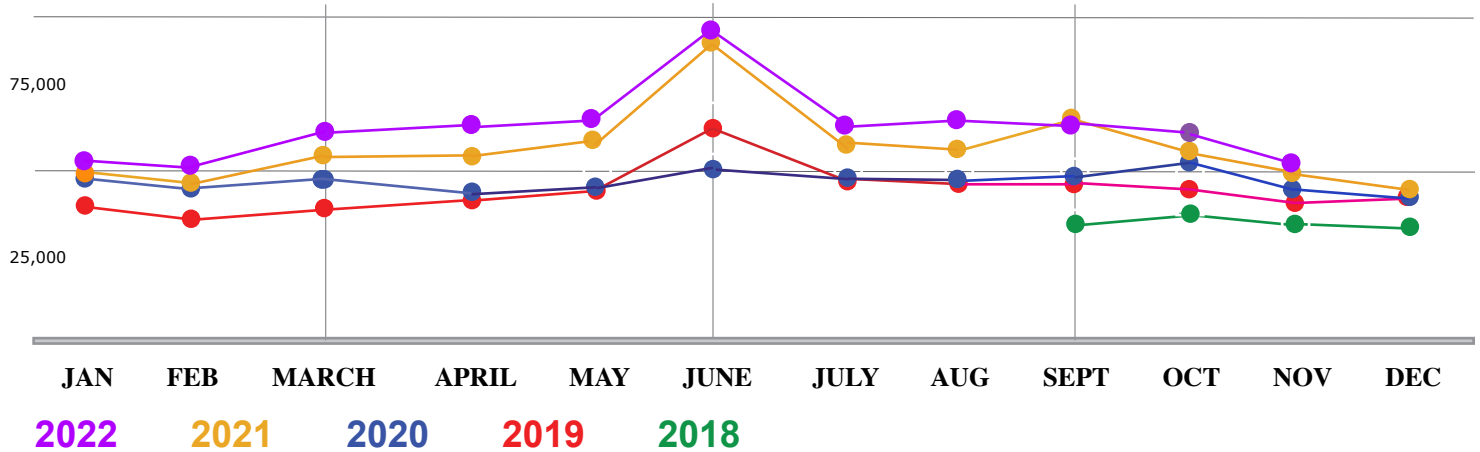
Description	Upload Date	Type
📎 Website Activity Report - November 2022 1/3/2023		Backup Material



City of Greer Website

November 2022 Monthly Report

Total Page Views by Month



Daily sessions at www.cityofgreer.org

November 1-30, 2022



Visitors to www.cityofgreer.org

Total Users: 22,179 from 97 countries
Desktop: 46.7 %
Mobile: 51.9 %
Tablet: 1.4 %

Retention

Monthly Page Views: 52,991
Avg Pages per Session: 1.93
Average Time per Session: 1 minute 20 seconds

Traffic Sources

Search Engines 60.9 %
Direct Traffic: 31.1 %
Social/Referral: 8.0 %

Most Viewed Pages

1. Home
2. Events Center Rentals
3. Christmas Tree Lighting
4. Police Department
5. Trash & Yard Waste
6. Gingerbread House Competition
7. City Departments
8. Parks, Recreation & Tourism
9. Things to Do
10. City Directory
11. Breakfast with Santa
12. City Voting Districts
13. Events
14. Christmas 7s Rugby Tournament
15. Detention Center

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/10/2023

Election Commission

Summary:

Joe Baldwin's term expired 12/31/2022 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
📎 Election Commission	1/3/2023	Backup Material



CITY OF GREER ELECTIONS COMMISSION

Six Year Terms

	Date of Appointment	Term Expiration
Joseph R. Baldwin 10 Duer Way Greer, SC 29651 Home (864) 243-1180 E-mail joseph@greklawgroup.com	March 14, 2017	December 31, 2022
Linda Parr 111 Harris Drive Greer, SC 29651 Home (864) 877-8674 Cell (864) 283-4433 Business (864) 879-4032 E-Mail hortense2@netzero.net	October 29, 2019	December 31, 2024
Terri Grady 305 Highland Avenue Greer, SC 29651 Home (864) 879-7537 Cell (864) 414-8713 E-mail tgrady15@hotmail.com	August 10, 2021	December 31, 2026

Sec. 2-188. The election commission is specifically exempted from the provisions of this article in view of the requirements as to membership and appointment established by state statutes. (Not subject to seven-member appointment ordinance)

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
1/10/2023

Housing Authority of the City of Greer Board of Commissioners

Summary:

Julie Barnes' term expired 10/31/2022 (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
□ Housing Authority of the City of Greer Board of Commissioners	1/3/2023	Backup Material



**HOUSING AUTHORITY OF
THE CITY OF GREER
Board of Commissioners**

Five Year Terms

	Date of Appointment	Term Expiration
Mayor Rick Danner 108 Davenport Avenue Greer, SC 29650 Residence 879-4026 Business 848-5140		
Alison Rauch 227 Galena Lane Greer, SC 29651 Cell 864-417-3997 Business 864-968-3214 Email: alison.rauch@greerpcw.com	November 26, 2019	October 31, 2024
Perry Dennis 108 Aster Drive Greer, SC 29651 Residence 879-4402 Mobile 864-535-3533 Email: psd4810@gmail.com	October 27, 2020 October 13, 2015 November 22, 2011	October 31, 2025 October 31, 2020 October 31, 2015
Cynthia Green 220 Biblebrook Drive Greer, SC 29651 Cell 864-526-8542 Email: greencyn99@gmail.com	October 27, 2020	October 31, 2023
Flora Jones 8 Mary Street Greer, SC 29651 Residence 864-553-3892 Business 486-1805 Email: florafjones@yahoo.com	October 12, 2021 September 27, 2016 February 13, 2013	October 31, 2026 October 31, 2021 October 31, 2016
Julie Barnes 104 Roe Street Greer, SC 29651 Residence 505-6947 Business 879-7833	October 24, 2017 October 23, 2012 November 8, 2011	October 31, 2022 October 31, 2017 October 31, 2012

Chapter 2 Sec. 2-338. (a)The city housing authority (S.C. Code 1976, Title 31, Chapter 3 (S.C. Code 1976, §§ 31-3-10—31-3-1810)) is specifically exempted from the provisions of this article in view of the requirements as to membership and appointment established by state statutes. (Not subject to seven-member appointment ordinance)

Category Number:
Item Number: 1.



AGENDA
GREER CITY COUNCIL
1/10/2023

Second and Final Reading of Ordinance Number 73-2022

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED AT 101 CLAYTON STREET FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 73-2022	1/4/2023	Ordinance
▣ Ord 73-2022 Exhibit A Map	1/4/2023	Exhibit
▣ Ord 73-2022 Exhibit B Deed	1/4/2023	Exhibit
▣ Ord 73-2022 Exhibit C Survey	1/4/2023	Exhibit
▣ Ord 73-2022 RZ Application	1/4/2023	Backup Material
▣ Ord 73-2022 Planning Commission Minutes	1/4/2023	Backup Material

ORDINANCE NUMBER 73-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY TRUE NORTH PROPERTIES, LLC LOCATED AT 101 CLAYTON STREET FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by True North Properties, LLC located at 101 Clayton Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000102300 containing approximately 0.324 +/- acres attached hereto marked as Exhibit A, the General Warranty Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on November 21, 2022.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to R-5 (Garden Court or Patio House District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 101 Clayton Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G009000102300 containing approximately 0.324 +/- acres attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to R-5 (Garden Court or Patio House District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Lee Dumas

First Reading: December 13, 2022

Second and
Final Reading: January 10, 2023

Approved as to Form:

John B. Duggan, Esquire
City Attorney

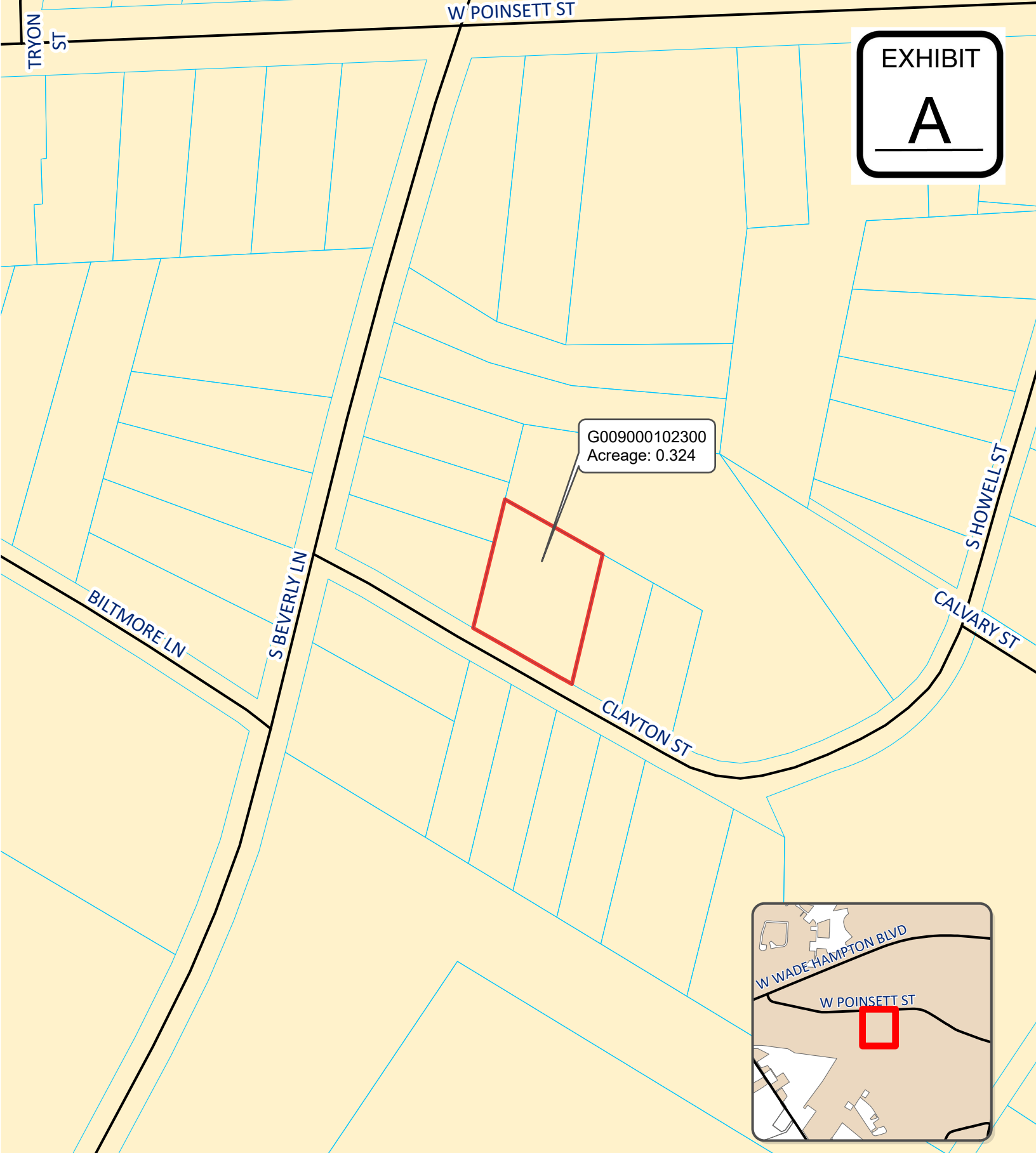
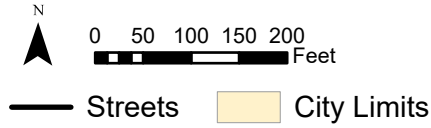
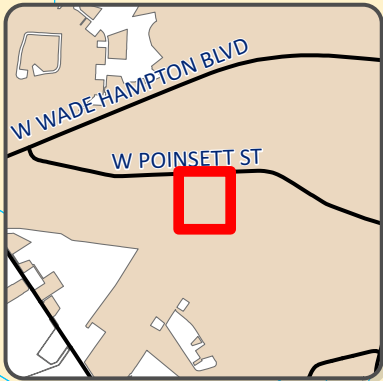


EXHIBIT
A

G009000102300
Acreage: 0.324



Ordinance 73-2022

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

EXHIBIT

B

When Recorded Mail to:

GRANTEES ADDRESS:

30 Bridgewater Dr.
Greenville, SC 29615

DEED Book: DE 2667 Page: 0174 - 0176 202

August 29, 2022 03:51:00 PM Cons: \$175,000.

Rec: \$15.00 Cnty Tax: \$192.50 State Tax: \$455.00

FILED IN GREENVILLE COUNTY, SC *Timothy J. Manning*

SOUTH CAROLINA GENERAL WARRANTY DEED

COUNTY: GREENVILLE

CITY: GREER

TAX MAP NUMBER: G009.00-01-023.00

DATE: AUGUST 25, 2022

Grantor

PHILIP V. LIAN AND
HANNAH V. CANG

Grantee

TrueNorthProperties LLC

KNOW ALL MEN BY THESE PRESENTS, that Grantor, for and in consideration of the sum of **ONE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 Dollars (\$175,000.00)** paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, ***SUBJECT TO*** the matters set forth below, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto Grantee, the real estate (the "Premises") described as follows:

This conveyance is made ***SUBJECT TO***: subject to the easements, restrictions, reservations and conditions of record

SEE EXHIBIT A

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the Premises belonging or in any way incident or appertaining, including, but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD all and singular the Premises unto Grantee and Grantee's heirs successors and assigns forever.

And, ***SUBJECT TO*** the matters set forth above, Grantor does hereby bind Grantor and Grantor's heirs, successors and assigns, executors, administrators and other lawful representatives, to warrant and forever defend all and singular the Premises unto Grantee and Grantee's heirs, successors and assigns against Grantor and Grantor's successors and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed under seal this 25th day of AUGUST, 2022.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**


Witness #1- RACHEL BAYNE


Grantor: PHILIP V. LIAN


Witness #2- HEATHER H. WELCH


Grantor: HANNAH V. CANG


STATE OF SOUTH CAROLINA

Acknowledgment for Individual Grantor

COUNTY OF GREENVILLE

I, a Notary Public for SOUTH CAROLINA, do hereby certify that THE ABOVE SIGNED Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 25th day of AUGUST, 2022.


HEATHER H. WELCH, Notary Public for SOUTH CAROLINA

My Commission Expires:

11/22/2029



EXHIBIT A - LEGAL DESCRIPTION

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated 0.043 acres on a plat entitled Survey for Vera Waters and Ruby L. Waters prepared by Freeland-Clinkscales & Associates, Inc., dated May 9, 1996 recorded June 3, 1996 in the Office of the Register of Deeds for said County in Plat Book 32-W, at Page 53; reference to said plat being hereby made for a more complete metes and bounds description thereof.

ALSO:

All that piece, parcel or lot of land, situate lying and being in the State of South Carolina, County of Greenville in or near the City of Greer SC and being show and designated as Lot 17 as shown on plat of the R.L. Ford Subdivision made by H.S. Brockman, Survey dated February 23, 1924 and having the following metes and bounds, to-wit:

BEGINNING at a point on the line of lot No 3 and runs thence S 60-37 E 50 feet to the joint corner of Lots 15,16,17, and 18; thence along the line of Lot No 18 S 14-23 W 130 feet to a street; thence along this street N 60-37 W 50 feet to the corner of Lot No 4; thence N 14-23 E 130 feet along the line of Lots Nos 3 and 4 to the beginning corner.

ALSO:

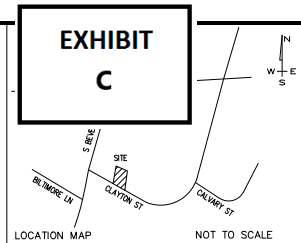
All that piece, parcel or lot of land, situate lying and being in the State of South Carolina, County of Greenville in or near the City of Greer SC and being show and designated as Lot 18 as shown on plat of the R.L. Ford Subdivision made by H.S. Brockman, Survey dated February 23, 1924 and having the following metes and bounds, to-wit:

BEGINNING at a stake on a street said stake being the joint corner of Lots No. 17 and 18 and running thence along said street S 60-37 E. 50 feet to a stake at the corner of another street; thence along said street S 60-37 E 50 feet to a stake at the corner of another street; thence along said other street N 14-23 E 130 feet to a stake being the joint corner of Lots No 18 and 16; thence N 60-37 W 50 feet to a stake, said stake being the joint corner of Lots No 15, 116, 17 and 18; thence S 14-23 W 130 feet on the beginning corner. This property is also conveyed subject to all restriction, reservations zoning ordinances easements rights of way that may appear of record, on the recorded plat(s) or on the premises.

Derivation: This being the identical property conveyed to Phillip V. Lian and Hannah V. Cang by deed of Tracy J. Allen dated March 4, 2021 and recorded March 5, 2021 in Deed Book 2617, Page 5468 in the Office of the Register of Deeds for Greenville County, South Carolina.



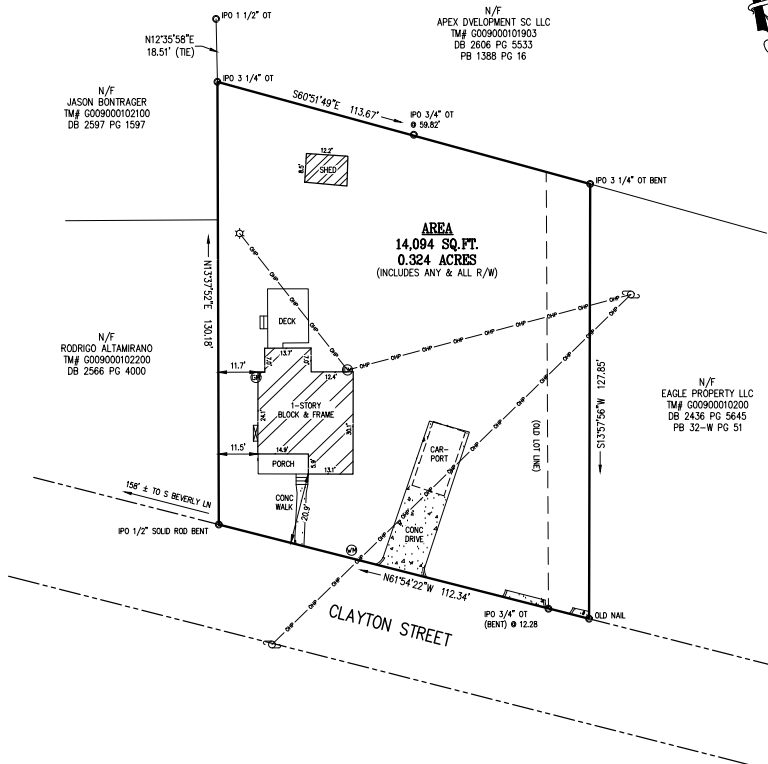
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD HAZARD DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REF DEED - 2617/2468
REF PLAT - 32-W/53

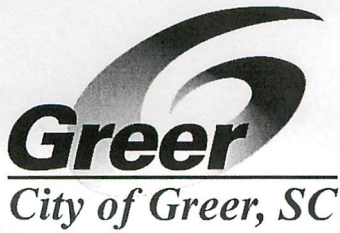
MACK L. CHAPMAN, JR., P.L.S.
S.C. REG. NO. 10024



LEGEND		
BL BUILDING LINE	CLV CABLE TV PEDESTAL	TC/BC TOP/BOTTOM CURB
CL CENTERLINE	TEL TELEPHONE PEDESTAL	TW/BW TOP/BOTTOM WALL
CT CRIMP TOP	CB CATCH BASIN	WM WATER METER
DE DRAINAGE EASEMENT	DI DROP INLET	WV WATER VALVE
EP EDGE OF PAVEMENT	ET ELEC TRANS	WV WATER VALVE
IPO IRON PIN SET-O	ELEV ELEVATION	CTV CABLE TV
IPS IRON PIN SET-O	FE FIRE HYDRANT	FENCE LINE
OT OPEN TOP	GM GAS METER	FOD FIBER OPTIC CABLE
RB REBAR	N&N GAS VALVE	GAS LINE
ROR REINFORCED CONC PIPE	LP LIGHT POLE	OPH OVERHEAD POWER
R/W RIGHT OF WAY	PP POWER POLE	OHT OVERHEAD TELEPHONE
SD STORM DRAIN	SP STORM DRAIN	SS STORM DRAIN
SS SANITARY SEWER	SMH SS MANHOLE	SS SANITARY SEWER
SSE SS EASEMENT	TMH TELEPHONE MANHOLE	UGP UNDERGROUND POWER
	CO CLEAN OUT	UGT UNDERGROUND TEL
		W WATER LINE

SURVEY FOR			
TRUE NORTH PROPERTIES (CLAYTON ST)			
GREENVILLE COUNTY, SOUTH CAROLINA			
SCALE 1" = 20'	PROPERTY ADDRESS 101 CLAYTON STREET	TAX PIN 0009000102300	
DATE 9/15/22		FIELD SHEET AM/VS	DRAWN BY EM
<h2 style="text-align: center;">SITE DESIGN, INC.</h2> <p style="text-align: center;">CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS</p>			
<p style="text-align: center;">225 ROCKY CREEK ROAD, GREENVILLE, SC 29615 PH: (864)271-0496 www.sitedesign-inc.com</p>			

NOTE:
THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.



**ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)**

Date 08/24/2022

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G009000102300
Property Address(s) 101 CLAYTON ST GREER SC
Acreage of Properties .33 County GREENVILLE

Applicant Information

Name TRUE NORTH PROPERTIES LLC
Address 30 BRIDGEWATER DR
Contact Number 203 515 9475
Email JAYCM1723@GMAIL.COM

Property Owner Information

(If multiple owners, see back of sheet)

Name _____
Address _____
Contact Number _____
Email _____

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes _____ No X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from R-12 to R-5.

Existing Use: RESIDENTIAL Proposed Use: RESIDENTIAL

Signature(s) [Signature]

If not the property owner, an Acting Agent Authorization from will be required at the time of submittal.

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, November 21, 2022

DOCKET: RZ 22-23

APPLICANT: True North Properties, LLC

PROPERTY LOCATION: 101 Clayton St

TAX MAP NUMBER: G009000102300

EXISTING ZONING: R-12, Single Family Residential

REQUEST: Rezone to R-5, Garden Court or Patio House

SIZE: Approx. 0.33 acres

COMPREHENSIVE PLAN: Traditional Neighborhood Community

ANALYSIS: **RZ 22-23**

RZ 22-23 is a rezoning request for a parcel located at 101 Clayton St. The request is to rezone the parcel from R-12, Single Family Residential to R-5, Garden Court or Patio House, to create two lots for future single-family detached homes.

Surrounding land uses and zoning include:

North:	R-12, Single Family Residential – Residential
East:	R-12, Single Family Residential - Residential
South:	R-12, Single Family Residential - Residential
West:	R-12, Single Family Residential - Residential

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, fourplexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- Primary Uses: Single-family attached and detached residential, multiplexes, townhomes, parks
- Secondary Uses: Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

The request is compatible with surrounding land uses, and future land use designation; therefore staff supports the request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Mr. Lavender made a motion to approve the R-5, residential zoning request. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
1/10/2023

Second and Final Reading of Ordinance Number 74-2022

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY BRIAN FOWLER, GREG TAYLOR AND ETC CUSTODIAN FBO GREGORY TAYLOR IRA LOCATED ON WILDWOOD DRIVE FROM R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 74-2022	1/4/2023	Ordinance
▣ Ord 74-2022 Exhibit A Map	1/4/2023	Exhibit
▣ Ord 74-2022 Exhibit B Title to Real Estate	1/4/2023	Exhibit
▣ Ord 74-2022 Exhibit C Survey	1/4/2023	Exhibit
▣ Ord 74-2022 Exhibit D Statement of Intent	1/4/2023	Exhibit
▣ Ord 74-2022 Exhibit E Site Plan	1/4/2023	Exhibit
▣ Ord 74-2022 RZ Application	1/4/2023	Backup Material
▣ Ord 74-2022 Planning Commission Minutes	1/4/2023	Backup Material

ORDINANCE NUMBER 74-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY BRIAN FOWLER, GREG TAYLOR AND ETC CUSTODIAN FBO GREGORY TAYLOR IRA LOCATED ON WILDWOOD DRIVE FROM R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Brian Fowler, Greg Taylor and ETC Custodian FBO Gregory Taylor IRA located on Wildwood Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers G016000100700, G016000100800 and G016000100900 containing approximately 0.81 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; the Survey attached hereto marked at Exhibit C; the Statement of Intent attached hereto marked as Exhibit D; and the Site Plan attached hereto marked as Exhibit E.

1. The owners desire to change the zoning classification of their properties and have shown the need for such use to the Greer Planning Commission at a public hearing held on November 21, 2022.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to DRD (Design Review District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of

Greer, South Carolina, as follows:

The zoning classification of properties located on Wildwood Drive more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G016000100700, G016000100800 and G016000100900 containing approximately 0.81 +/- acres attached hereto marked as Exhibit A shall be changed from R-5 (Garden Court or Patio House District) to DRD (Design Review District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

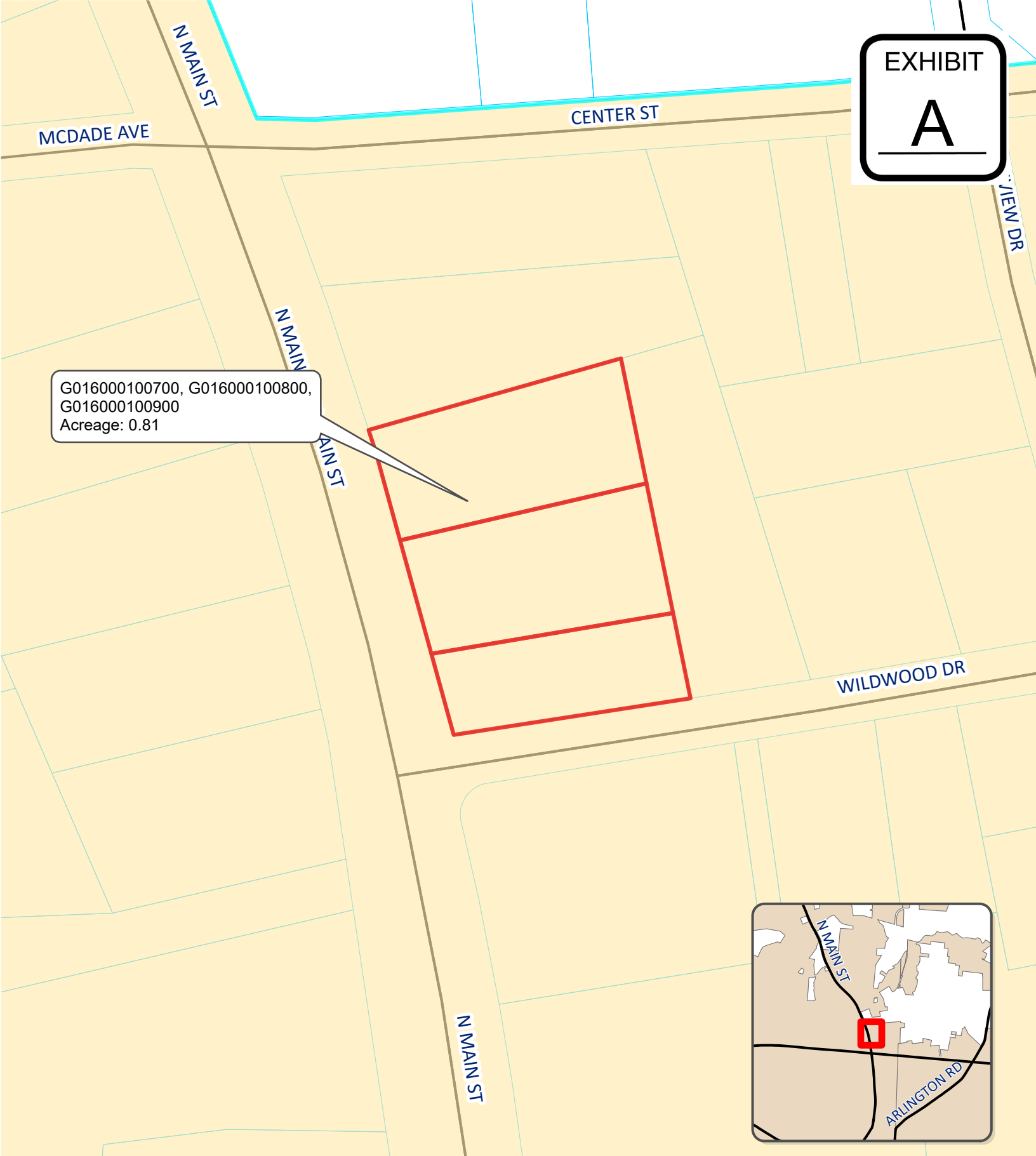
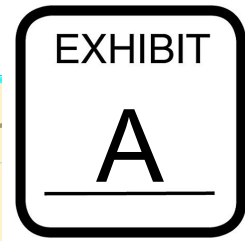
Introduced by: Councilman Mark Hopper

First Reading: December 13, 2022

Second and
Final Reading: January 10, 2023

Approved as to Form:

John B. Duggan, Esquire
City Attorney

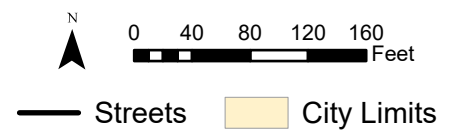


G016000100700, G016000100800,
G016000100900
Acreage: 0.81



Ordinance 74-2022

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.



Created 11/15/2022 by City of Greer GIS

EXHIBIT

B



20211205

DEED Book: DE 2644 Page: 1604 - 1606

December 21, 2021 10:24:22 AM Cons: \$260,000.00

Rec: \$15.00 Cnty Tax: \$286.00 State Tax: \$676.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Harvey

Hammond Law, LLC
410 E. Butler Road, Suite E
Mauldin, SC 29662
864-373-9154

State of South Carolina

Title to Real Estate

County of Greenville

KNOW ALL MEN BY THESE PRESENTS, THAT John R. Stewart, Jr (the "Grantor") in consideration of the sum of **TWO HUNDRED SIXTY THOUSAND AND 00/100 Dollars (\$260,000.00)** to me in hand paid at and before the sealing of these presents by **Brian K. Fowler (50% Undivided Interest), Gregory S. Taylor (25% Undivided Interest), and ETC Custodian FBO Gregory Taylor IRA (25% Undivided Interest) (the "Grantee")**, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, subject to the easements, restrictions, reservations and conditions ("Exceptions") set forth below unto the said **Brian K. Fowler (50% Undivided Interest), Gregory S. Taylor (25% Undivided Interest), and ETC Custodian FBO Gregory Taylor IRA (25% Undivided Interest)**, subject to the below stated **Exceptions, their successors and assigns**, the following described real estate, to wit:

THIS CONVEYANCE IS MADE SUBJECT TO: All covenants, restrictions, easements and rights-of-ways affecting the property.

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, just north from the corporate limits of the City of Greer, lying in the eastern side of the Mosteller Road or North Main Street, being shown and designated as Lot No. 34 on Plat of property prepared by H.S. Brockman, Surveyor, dated June 24, 1941 and being one of the lots conveyed to me by deed from Nancy W. Finley and Ellen W. Crain during the year 1941, thence with the dividing line of lots 34 and 35 S 74-29 W 253.5 feet to beginning corner. Tax Map No.: **G016.00-01-009.00**

AND

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina just north from the corporate limits of the City of Greer, lying in the intersection of the North Main Street and Wilson Avenue and being shown and designated as Lot No. 32 on Plat of Property of Nancy W. Finley and Ellen W. Crain said plat prepared by H. S. Brockman, Surveyor, June 24, 1941 and having the following courses and distances, to wit:

BEGINNING on an iron pin, joint corner, of Lots 32 and 33 and runs thence with the dividing line of Lots 32 and 33 N 81-06 E 245.4 feet to an iron pin, joint corner of Lots 30, 31, 32 and 33; thence with the dividing line of Lots 30 and 32 S 17-12 E 60 feet to in iron pin on the northern bank of Wilson Avenue; thence with

the northern side of Wilson Avenue S 81-06 W 250 feet to an iron pin in the intersecting corner of Wilson Avenue and North Main Street, thence wit the eastern side of North Main Street N 11-50 W 60 feet to .beginning corner. Tax Map No.: **G616.00-01-007.00**

AND

All that certain piece, parcel or lot of land in Chick Springs Township, Greenville County, South Carolina, East on Mostella Road and north of the new Super Highway No. 29 and shown as Lot No. 33 on a plat of property of Nancy W. Finley and Ellen W. Crain, prepared by H.S. Brockman, Surveyor, June 24, 1941 and shown as follows:

BEGINNING at a stake on North Main Street and running thence N 78-06 E 236.6 feet to a stake on line of Lot No. 37; thence S 17-12 E 86 feet to a stake, corner of Lot No 32; thence with the Lot No. 32 line S 81-06-W 245.4 feet to a stake on North Main Street, thence with North Main Street (the same Mostella Road) N 12-19 W 72.3 feet to the BEGINNING. Tax Map No.: **G016.00-01-008.00**

This being the same property conveyed to John R. Stewart, Jr by deed from John R. Stewart, Jr., Trustee of Trust Created Under the Last Will and Testament of John R. Stewart dated August 1, 2000 dated 09/10/2013 and recorded with Greenville County Recording Office on 09/13/2013 in Book 2431, Page 2956.

Greenville County Tax Map # G0160001008.00, G016000100900, and G016000100700

Grantee's Mailing Address: 207 River Falls Drive, Duncan, SC 29334

Property Address: 712 North Main Street, Greer, SC 29651

TOGETHER with, subject to the above Exceptions, all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in any wise incident or appertaining.

TO HAVE AND TO HOLD, subject to the above Exceptions, all and singular, the said Premises before mentioned unto the said **Grantee, and Grantee's heirs, successors and assigns** forever.

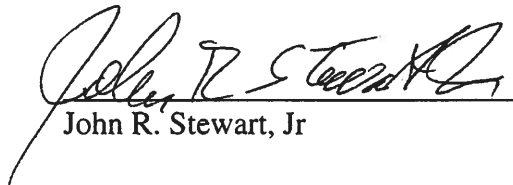
AND Grantor does hereby bind **Grantor and Grantor's Heirs, Successors, Assigns, Executors and/or Administrators**, as applicable, to warrant and forever defend, all and singular, the said Premises, subject to the above Exceptions, unto the said **Grantee, and Grantee's heirs, successors and/or assigns** against **Grantor and Grantor's Heirs, Successors, Assigns, Executors and/or Administrators**, as applicable, and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS our hands and seals this 20th day of December, 2021.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF**



Witness

 (SEAL)
John R. Stewart, Jr



Witness

**State of South Carolina
County of Greenville**

The foregoing instrument was acknowledged before me this 20th day of December, 2021 by
John R. Stewart, Jr.



Notary Public for SC

My Commission Expires: 6-28-31



ROBERT BLAKE COOPER

NOTARY PUBLIC

SOUTH CAROLINA

MY COMMISSION EXPIRES 09-28-31

EXHIBIT

C

BOUNDARY LINE
BUILDING
BACK OF CURB
CENTER LINE
CONCRETE
DASH
ELECTRIC
EDGE OF PAVEMENT
FENCE
GRAVEL
R-O-W
SETBACK
SEWER
STREAM
TS
UTILITY

LEGEND:

WM WATER VALVE, METER
X FENCE
UP POWER POLE
MH SANITARY SEWER MANHOLE
R/S REBAR SET (1/2")
RBF/PPF REBAR/IRON PIN FOUND
OE OVERHEAD ELECTRIC LINE
LP LIGHT POLE

EXEMPTION FROM REVIEW PROCESS

This plat is a RESURVEY of an existing lot of record with no changes to existing lot lines.

SC Professional Land Surveyor
Todd B Beam
PLS # 29506



location map n-t-s

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	60.16	3220.17	N13° 32' 00"W	60.16
C2	73.63	3220.17	N14° 43' 25"W	73.63
C3	70.57	3220.17	N16° 00' 23"W	943.41

LOT 35
WARREN M HARVEY
TMS G016000101000
DB 1489-204, PB 210-92

LOT 34 REV
BRAIN K FOWLER
TMS G016000100900
DB 2644-1604
12,956 SQ FT
0.30 AC
(Gross incl all R/W's)

PORTION OF LOTS 32-34
ANDREW P SARRICCHIO JR
TMS G016000100801
DB 1931-491, PB 135-52

LOT 33 REV
BRAIN K FOWLER
TMS G016000100800
DB 2644-1604
12,811 SQ FT
0.29 AC
(Gross incl all R/W's)

LOT 32 REV
BRAIN K FOWLER
TMS G016000100700
DB 2644-1604
9,626 SQ FT
0.22 AC
(Gross incl all R/W's)

WILDWOOD DR (35' R/W)

BOUNDARY SURVEY ONLY
LOTS 32 REV, 33 REV, & 34 REV
BRAIN K FOWLER
TMS G016000100700, 800, & 900
DB 2644-1604
plat for

BRIAN K FOWLER

GREENVILLE COUNTY SOUTH CAROLINA
CITY OF GREER APRIL 13, 2022
SCALE 1" = 30' JOB 17-FOWLER GREER

BEAM SURVEYING LLC
Registered Land Surveyors
PO BOX 981
Clemson, SC 29633
Phone 864-490-4610
SURVEYING - GPS CONTROL - PLANNING

I hereby certify that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" survey as specified therein. This house is not located in a current designated flood hazard area. This property is subject to any easements & restrictions on record.

Todd B Beam SC PLS 29506

Wildwood Drive

(Note: Proposed community name may be different with submitted final developmental plans)

+/- 0.81 Acre Residential Development

Design Review District

Wildwood Drive – Greer, SC

Statement of Intent

October 5, 2022

Community Development

The development planned for this +/- 0.81 acre tract located on Wildwood Drive will utilize the Design Review District (DRD) zoning classification. The community will consist of attached single-family residential townhomes. The roads within the community will be a private shared drive with a 30' right-of-way. Infrastructure improvements will consist of internal private driveways, public water mains, public sewer mains, storm drainage, and common grounds (open space and community areas) to be owned and maintained by a newly formed Homeowner's Association (HOA). The existing topography & terrain will be utilized to maximize open space. A stormwater management pond will be installed at the northern edge of the property.

Phasing & Density

The project will not exceed 6 single-family townhome units, with a possible adjustment to those exact numbers based on final engineering plans to be developed but the overall density of the project will not exceed 8 lots/units per acre. The project is intended to be constructed in 1 phase. If the development proceeds as expected, build-out will be complete within approximately 1 year.

Homes & Materials

The townhomes' minimum square footage per townhome is anticipated to be +/- 1,300 square feet with a maximum square footage of +/- 3,200 square feet. This SF is heated space only. Exterior building material may consist of fiber cement siding or vinyl siding, together with vinyl and/or shake trim, and stone or brick accents for all buildings. Side and rear facades will include accent materials or other architectural features such as shutters. Preliminary sample architectural renderings have been attached for convenience.

Amenities & Landscaping

The proposed development will include approximately 0.21 acres of common area and as noted previously, the developer will use maximum efforts to preserve existing vegetation along the exterior of the property. A 6-foot wooden shadow box fence will be constructed along the eastern and northern property lines. A centralized location for clustered mailboxes will be provided.

Sewer & Water

Sewer main extension to serve the townhomes from Wildwood Drive to the south of the property to be owned by Greer CPW. A public water line will be installed from Wildwood Drive and owned by Greer CPW.

Setbacks & Buffers

All proposed setbacks are as follows:

- 50' minimum setback along Highway 14
- 20' minimum setback along Wildwood Drive
- 10' minimum setback from exterior property lines (This is intended to be a building setback only)

Other Public Improvements & Facility Impact

This development will contain shared drives and will be turned over to the Homeowner's Association (HOA) for ownership and maintenance. The common grounds (open space & community areas) will be owned and maintained by the HOA. All construction will be in accordance with applicable building codes, zoning ordinances, and all other state and local law ordinances.

Stormwater

The proposed site will use an onsite stormwater management pond or underground detention to meet all City of Greer requirements. The detention pond and stormwater management system will be owned and maintained by the HOA.

[illegible]

THIS DRAWING AND ASSOCIATED DATA HAS BEEN SUBMITTED FOR
REVIEW AND THE PROPERTY OF GRANT/AMERICAN COVIDA PATENT, INC.
AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM
WITHOUT PERMISSION IN WRITING FROM GRANT/AMERICAN COVIDA PATENT, INC.

STAKEOUT PLAN

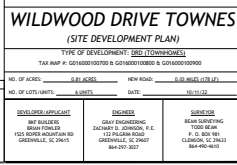
WILLOWOOD DRIVE

WILLOWOOD DRIVE TOWNES

GREER, SC
GREENVILLE COUNTY



SCALE:	1" = 20'
PROJECT MANAGER:	ZDJ
DRAWN BY:	JSJ
PROJECT DATE:	10/11/22
JOB No.:	2022083
PLOT DATE:	12/7/22
SHEET	
CV-1	





ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 10/11/22

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G016000100700 & G016000100800 & G016000100900

Property Address(s) Wildwood Drive, Greer SC

Acreage of Properties .81 County Greenville

Applicant Information

Name Josh Garrison
Address 132 Pilgrim Road
Greenville, SC 29607
Contact Number 864-297-3027 ext. 120
Email igarrison@grayengineering.com

Property Owner Information

(If multiple owners, see back of sheet)

Name _____
Address _____

Contact Number _____
Email _____

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ___ No X

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from R-5 to DRD.

Existing Use: Single Family Residential Proposed Use: Single Family Residential-Attached

Signature(s) _____

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

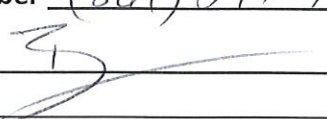
Date Filed _____

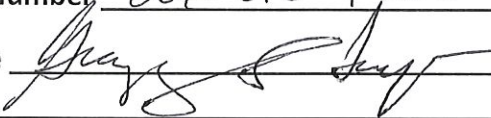
Case No. _____


Meeting Date _____

See Reverse

Complete the section below if multiple property owners

Name Brian Fowler
Address 1525 Paper Mountain Rd
Contact Number (864) 297-7220
Signature 

Name GREG TAYLOR
Address 207 RIVER FALLS DR. DUNCAN SC
Contact Number 864-616-7200
Signature 

Name ETC Custodian FBO Gregory Taylor IRA
Address 207 RIVER FALLS DR DUNCAN SC
Contact Number 864-616-7200
Signature 

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Address _____
Contact Number _____
Signature _____

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, November 21, 2022

DOCKET: RZ 22-26

APPLICANT: Gray Engineering

PROPERTY LOCATION: Wildwood Dr.

TAX MAP NUMBER: G016000100700, G016000100800, G016000100900

EXISTING ZONING: R-5, Garden Court or Patio House

REQUEST: Rezone to DRD, Design Review District

SIZE: +/- 0.81 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 22-26**

RZ 22-26 is a rezoning request for three parcels located on Wildwood Dr. The request is to rezone the property from R-5, Garden Court or Patio House to DRD, Design Review District to develop 6 townhome units.

The community will consist of attached single-family residential townhomes. The roads will be private. The existing topography and terrain will be utilized to maximize open space. The townhomes minimum square footage per townhome is anticipated to be +/- 1,300 square feet with a maximum of 3,200 square feet. This SF is heated space only. Exterior building material may consist of fiber cement siding or vinyl siding, together with vinyl and/or shake trim, and stone or brick accents for all buildings.

The proposed development will include approximately 0.29 acres of common area. A 6-foot wooden shadow box fence will be constructed along the eastern and norther property lines. A centralized location for clustered mailboxes will be provided. Common grounds (open space and community areas) will be owned and maintained by the HOA.

All proposed setbacks are as follows: 50' minimum setback along Highway 14, 20' minimum setback along Wildwood Drive, 10' minimum setback from exterior property lines (building setback only).

A Traffic Impact Analysis was not required for this development based on trip generation.

When considering the requested DRD zoning, staff should determine the following:

- A. That the spirit of the zoning district shall not be violated.
- B. That the proposed development will harmonize with existing developments.
- C. That the proposed development will be a desirable addition to the physical pattern of the Neighborhood.
- D. That the design be such that additional traffic will not be a burden on existing streets.
- E. That no adverse environmental impacts will be created by the proposed development.
- F. That the visual appearance of the development will harmonize with the existing development.
- G. That the architectural character blends with the surrounding area.

Surrounding land uses and zoning include:

North:	R-M1, Multi-Family Residential District - Residential
East:	R-M1, Multi-Family Residential District - Residential
South:	C-3, Highway Commercial District –Dentistry
West:	R-12, Single Family Residential District, Residential

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, four-plexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- **Primary Uses:** Single-family attached and detached residential, multiplexes, townhomes, parks
- **Secondary Uses:** Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses
- Transportation Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
- **Parking:** On-street, driveways, garages off alleys, off street parking to the rear of buildings
- **Open Space:** Neighborhood parks, greens, & boulevards

The request is compatible with the surrounding land uses and with the Comprehensive Plan; therefore staff supports the request for DRD, Design Review District zoning.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION: Mr. Lavender made a motion to approve the request of DRD, design review district zoning. Mr. Jones seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
1/10/2023

Second and Final Reading of Ordinance Number 75-2022

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CHANDLER AT MEMORIAL HOLDINGS, LLC LOCATED ON CHANDLER ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT). (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 75-2022	1/4/2023	Ordinance
▣ Ord 75-2022 Exhibit A Map	1/4/2023	Exhibit
▣ Ord 75-2022 Exhibit B Deed	1/4/2023	Exhibit
▣ Ord 75-2022 Exhibit C Survey	1/4/2023	Exhibit
▣ Ord 75-2022 RZ Application	1/4/2023	Backup Material
▣ Ord 75-2022 Planning Commission Minutes	1/4/2023	Backup Material

ORDINANCE NUMBER 75-2022

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CHANDLER AT MEMORIAL HOLDINGS, LLC LOCATED ON CHANDLER ROAD FROM C-3 (HIGHWAY COMMERCIAL DISTRICT) TO RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Chandler at Memorial Holdings, LLC located on Chandler Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G019000102201 containing approximately 0.76 +/- acres attached hereto marked as Exhibit A, the General Warranty Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on November 21, 2022.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to RM-2 (Multi-Family Residential District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located on Chandler Road more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G019000102201 containing approximately 0.76 +/- acres attached hereto marked as Exhibit A shall be changed from C-3 (Highway Commercial District) to RM-2 (Multi-Family Residential District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

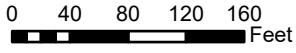
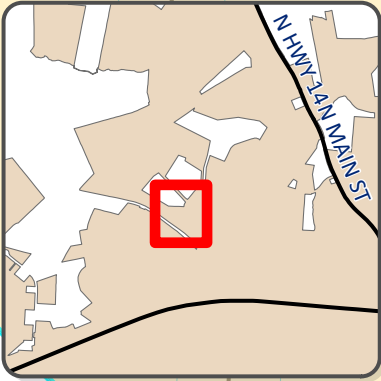
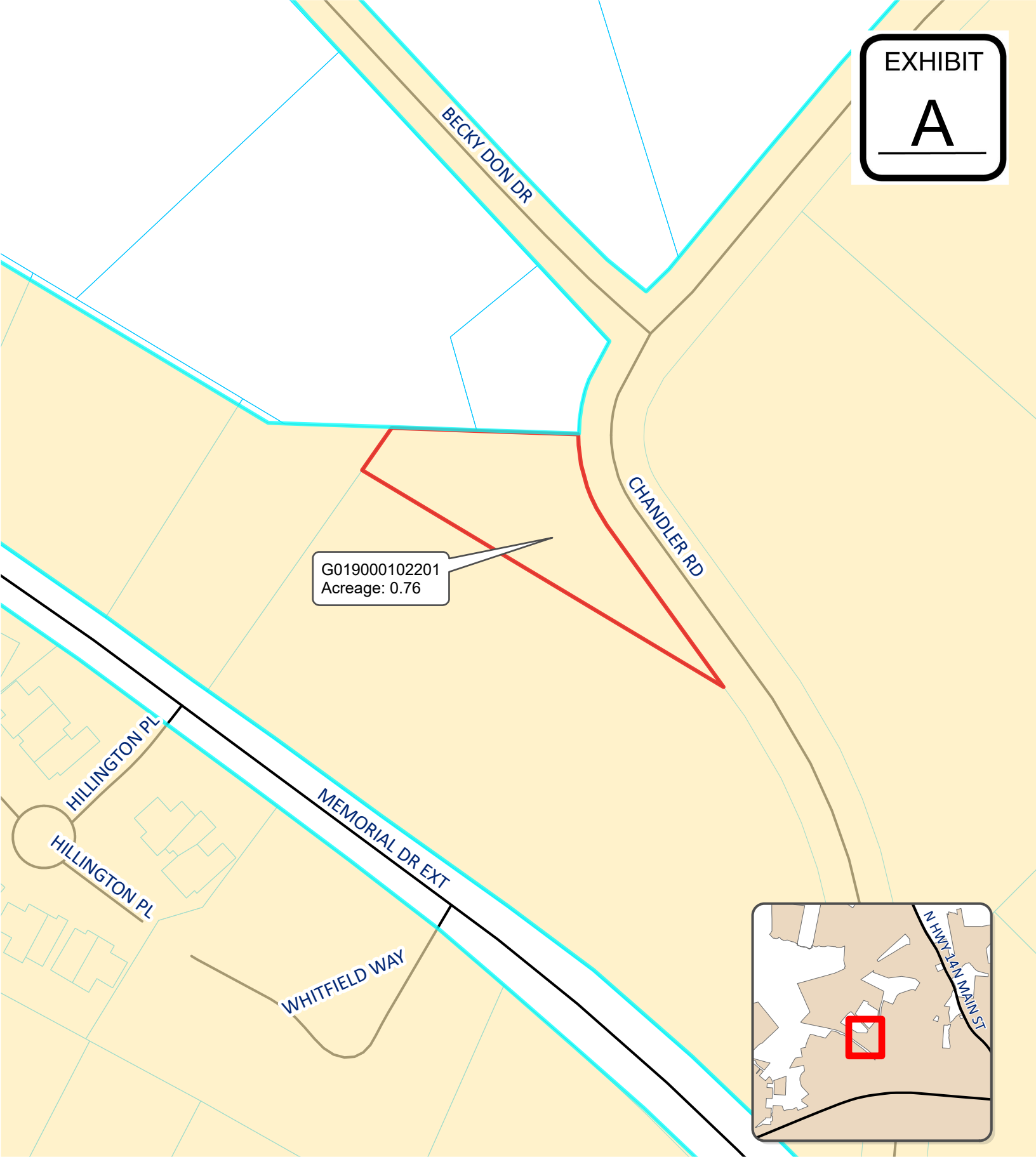
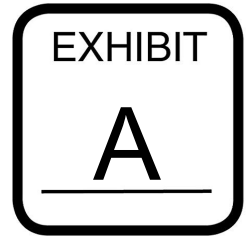
Introduced by: Councilman Lee Dumas

First Reading: December 13, 2022

Second and
Final Reading: January 10, 2023

Approved as to Form:

John B. Duggan, Esquire
City Attorney



— Streets City Limits

Ordinance 75-2022

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.



202;

DEED Book: DE 2657 Page: 4680 - 4684

May 19, 2022 10:58:23 AM Cons: \$40,000.00

Rec: \$15.00 Cnty Tax: \$44.00 State Tax: \$104

E-FILED IN GREENVILLE COUNTY, SC

*Tim***EXHIBIT****B**

This instrument drafted by:

Nelson Mullins Riley & Scarborough, LLP
 2 W. Washington Street, Suite 400
 Greenville, South Carolina 29601
 ATTN: D. Sean Faulkner, Esq.

(Space above this line for Recorder's Use)

STATE OF SOUTH CAROLINA)

)

GENERAL WARRANTY DEED

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that **HIS VINEYARD**, a South Carolina non-profit corporation, ("Grantor"), in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release, subject to (i) real estate taxes and assessments, both general and special, for the current year and subsequent years; (ii) any state of facts that would be disclosed by an accurate survey or independent inspection of the property; (iii) any and all easements, rights-of-way, encumbrances, conditions, covenants, restrictions, reservations and exceptions of record or actually existing on the premises; and (iv) all applicable building and zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority, unto **CHANDLER AT MEMORIAL HOLDINGS, LLC**, a South Carolina limited liability company, its successors and assigns forever, ("Grantee"), all of Grantor's right, title and interest in and to the following described premises:

THE PROPERTY MORE PARTICULARLY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Grantee's Address: 327 Weaverville Road, Asheville, NC 28804-1229

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the Grantee and the Grantee's successors and assigns, forever. And, the Grantor does hereby bind the Grantor and the Grantor's successors and assigns to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against the claims of all persons claiming by, through or under Grantor and its successors and against every person or entity whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the Grantor's hand and seal this 10 day of MAY, 2022.

Signed and Delivered
in the Presence of

HIS VINEYARD,
a South Carolina non-profit corporation

[Signature]
Print Name: Hendell Lee Jefferson
1st Witness

[Signature]
Print Name: D. Sean Faulkner
2nd Witness/Notary Public

By: [Signature]
Name: BOYCE LEON GUNTERSON, JR.
Its: BUSINESS TALK LETTER

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

I, the undersigned Notary Public for the State referenced above, do hereby certify that personally appeared BOYCE LEON GUNTERSON, JR. known to me (or satisfactorily proven) to be BUSINESS TALK LETTER of **HIS VINEYARD**, a South Carolina non-profit corporation, the Grantor herein, and acknowledged that, being authorized to do so, (s)he executed the same on behalf of the Grantor for the purposes therein contained.

Witness my hand and seal this 10 day of MAY, 2022.

[Signature] (SEAL)
Signature

D. SEAN FAULKNER
Print Name

Notary Public for SC
My commission expires 2026 4-15-25

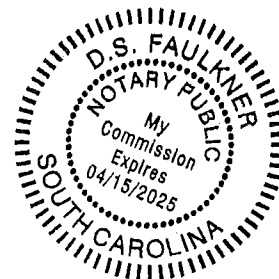


EXHIBIT "A"
THE PROPERTY
LEGAL DESCRIPTION

ALL that piece, parcel or lot of land with all improvements thereon or hereafter constructed thereon, situate, situate, lying and being in the County of Greenville, State of South Carolina, on the westerly side of Chandler Road, (formerly Ballenger Road), and containing 0.76 acres, more or less, and being shown on plat prepared for STACK HARMON, prepared by Blue Ridge Land Surveying, Inc. dated November 14, 2001 and recorded in the ROD Office for Greenville County in Plat Book 45-Z at Page 62. Reference being made to said plat for a more complete description thereof.

This being the same property conveyed to HIS VINEYARD, a South Carolina non-profit corporation, by deed of Boyce L. Graydon, Jr., Julie Gillespie, Robert Steadman, Chris Phillips and Billy Clement, as the Trustees of His Vineyard, dated December 9, 2010 and recorded December 14, 2010 in Deed Book 2381 at Page 4648 in the Office of the Register of Deeds for Greenville County, South Carolina.

Greenville County Tax Map Number: G019.00-01-022.01

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Affidavit

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in the County of Greenville bearing Greenville County Tax Map Number G019.00-01-022.01 and was conveyed by HIS VINEYARD, a South Carolina non-profit corporation, to ELRE Holdings, LLC, a South Carolina limited liability company, on May 10, 2022.
3. Check one of the following: The deed is
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☐ exempt from the deed recording fee because (see information section of affidavit): _____
(If exempt, please skip items 4 – 7 and go to item 4 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$40,000.00.
 - (b) ☐ The fee is computed on the fair market value of the realty which is \$ _____.
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: \$0.00.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: \$40,000.00
 - (b) Place the amount listed in item 5 above here: \$ 0.00
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: \$40,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is \$148.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

HIS VINEYARD,
a South Carolina non-profit corporation

By: [Signature]

Name: JOSEPH LEON GARRISON JR.

Its: JOSEPH LEON GARRISON JR.

SWORN to before me this
10 day of MAY, 2022.

[Signature] (SEAL)
Notary Public for South Carolina
Printed Name of Notary: JOSEPH LEON GARRISON JR.
My Commission Expires: 4-15-25

INFORMATION Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

EXHIBIT

C

RECORDED

NOT TO SCALE

LOCATION MAP

PLAT OF A 0.76 ACRE TRACT, THE REMAINDER OF A PARCEL DESCRIBED IN DEED BOOK 1170 AT PAGE 525. THIS PLAT WAS REQUESTED BY:

STACK HARMON

I HEREBY STATE THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

TAX MAP NO.: G19-01-22.1
COUNTY: GREENVILLE COUNTY
STATE: SOUTH CAROLINA
PROJECT: 01220 DWG./FIELD: AD/DM-AD
DATE: NOVEMBER 14, 2001 BOOK: 31

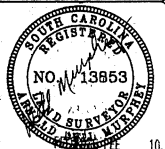
BLUE RIDGE & ASSOCIATES LAND SURVEYING, INC.

2412 SOUTH HIGHWAY NO. 101
GREER, S.C. 29651
PHONE: 864-879-2544
FAX: 864-879-3320
E-MAIL: brls@man.com

ARNOLD DELL MURPHEY
SOUTH CAROLINA PROFESSIONAL
LAND SURVEYOR NO. 13853

SCALE

1 INCH = 50 FEET
0 50' 100'



FILED
GREENVILLE, SC

2002 AUG 14 A 10:50

N/F
MAE B. BURNS
G19-01-023.1
PB 30M-73

N/F
MAE B. BURNS
G19-01-023.0
PB RRR-133

BECKY DON DRIVE
50' R/W

0.76 AC.
33,282 SQ. FT.

N/F
GREER PROFESSIONAL PARK
G19-01-021.4
PLAT BY WOLFE & HUSKEY, INC.
DATED DECEMBER 5, 1991

- NOTES:
1. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, ORDINANCES, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY.
 2. ALL IPF/IPS ARE NO. 4 REBAR UNLESS OTHERWISE NOTED.
 3. POINT "A" IS AN IPF, 3/4" PIPE, ON PROPERTY LINE 2.21' FROM MOST NORTHEASTERN PROPERTY CORNER.
 4. POINT "B" IS AN IPF, 1" BOLT, 1.74' SOUTHEAST AND 5.39' LEFT OF MOST NORTHEASTERN PROPERTY CORNER.
 5. FRONTAGE ON CHANDLER ROAD IS SUBJECT TO A 30' SETBACK PER UNRECORDED PLAT BY WOLFE AND HUSKEY.

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 10:50 AM
08 14 02 RECORDED IN PLAT
BOOK 45-Z PAGE 0082 THRU 0000
DOC # 2002075072

45-762

75072

Judy A. Hix



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date October 10, 2022

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) G019.00-D1-022.01

Property Address(s) Chandler Road

Acreage of Properties 0.76 County Greenville

Applicant Information

Name Eisha Lerner
Chandler at Memorial Holdings LLC
Address P.O. Box 1647, Easley, SC 29642
Contact Number (828) 712-3292
Email elerner32@gmail.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Chandler at Memorial Holdings LLC
Address P.O. Box 1647, Easley, SC 29642
Contact Number (828) 712-3292
Email elerner32@gmail.com

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes No X

The applicant hereby requests that the property described be zoned (in the case of Annexation) or rezoned from C-3 to RM-2.

Existing Use: Vacant Proposed Use: Multi-family apartments

Signature(s) [Signature]

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed

Case No.

Meeting Date

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, November 21, 2022

DOCKET: RZ 22-27

APPLICANT: Chandler at Memorial Holdings, LLC

PROPERTY LOCATION: Chandler Rd

TAX MAP NUMBER: G019000102201

EXISTING ZONING: C-3, Highway Commercial

REQUEST: Rezone to RM-2, Multi-family Residential District

SIZE: +/- 0.76 acres

COMPREHENSIVE PLAN: Suburban Commercial

ANALYSIS: **RZ 22-27**

RZ 22-27 is a rezoning request for one parcel located on Chandler Rd. The request is to rezone the property from C-3, Highway Commercial to RM-2, Multi-Family Residential District. The applicant intends to combine this parcel with two adjacent and develop a small apartment complex.

Surrounding land uses and zoning include:

North:	Unzoned Greenville County - Residential
East:	C-3, Highway Commercial District – Assisted Living Facility
South:	RM-2, Multi-family Residential District –vacant
West:	RM-2, Multi-family Residential District - vacant

Suburban Commercial are arterial-oriented commercial centers that serve community-wide shopping and service needs. As newer shopping centers age out, they become candidates for adaptive redevelopment into denser, mixed-use centers, particularly where access to high-frequency transit is provided. This is also true for large infill sites. Site improvements should emphasize design quality, connectivity, walkability, amenities, and efficient use of infrastructure.

- **Primary Uses:** Regional commercial, neighborhood commercial, office, multi-family apartments
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities

The request is compatible with the surrounding land uses and with the Comprehensive Plan; therefore staff supports the request for RM-2, Multi-family residential zoning.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION: Mr. Jones made a motion to approve the request of RM-2, Multi-Family Residential

District zoning. Mr. Lamb seconded the motion. The motion carried with a vote of 5 to 0. The motion passed.



AGENDA
GREER CITY COUNCIL
1/10/2023

Second and Final Reading of Ordinance Number 76-2022

Summary:

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THOMAS GASTON LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.
(Action Required)

ATTACHMENTS:

Description	Upload Date	Type
▣ Ordinance Number 76-2022	1/4/2023	Ordinance
▣ Ord 76-2022 Exhibit A Title to Real Estate	1/4/2023	Exhibit
▣ Ord 76-2022 Exhibit B Survey	1/4/2023	Exhibit
▣ Ord 76-2022 Exhibit C Map	1/4/2023	Exhibit
▣ Ord 76-2022 Exhibit D FIRM	1/4/2023	Exhibit
▣ Ord 76-2022 Petition for Annexation	1/4/2023	Backup Material
▣ Ord 76-2022 Planning Commission Minutes	1/4/2023	Backup Material

ORDINANCE NUMBER 76-2022

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY THOMAS GASTON LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF I-1 (INDUSTRIAL DISTRICT) FOR SAID PROPERTIES.

WHEREAS, Thomas Gaston is the sole owner of certain properties located on Old Jones Road more particularly described on the legal descriptions attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 5-29-00-042.00, 5-29-00-039.01 and 5-29-00-037.00 containing approximately 5.68 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has zero (0) occupants; and,

WHEREAS, Thomas Gaston has petitioned the City of Greer to annex his properties by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

WHEREAS, the properties are now outside the city limits of Greer but adjoin the city limits; and,

WHEREAS, the property owner has requested that the subject properties be zoned I-1 (Industrial District); and,

WHEREAS, the requested zoning is consistent with the land uses in the general area and the land planning of the city.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

1. ANNEXATION: The 5.68 acres +/- properties shown in red on the attached map owned by Thomas Gaston located on Old Jones Road as described on the attached City of Greer Map as Spartanburg County Parcel Numbers 5-29-00-042.00, 5-29-00-039.01 and 5-29-00-037.00 are hereby annexed into the corporate city limits of the City of Greer.

2. ANNEXATION OF 1,100 FEET OF OLD JONES ROAD ROADWAY: 1,100 feet of Old Jones Road roadway along the edge of the annexed properties owned by Thomas Gaston as shown in Exhibit C are hereby annexed into the corporate limits of the City of Greer.

3. ZONING ASSIGNMENT: The above referenced properties shall be zoned I-1 (Industrial District) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.

4. LAND USE MAP: The above reference properties shall be designated as Mixed employment on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.

5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D.

6. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Jay Arrowood

First Reading: December 13, 2022

Second and
Final Reading: January 10, 2023

APPROVED AS TO FORM:

John B. Duggan, Esquire
City Attorney

PREPARED BY HORTON, DRAWDY, WARD & JENKINS, P.A., 307 PETTIGRU STREET,
GREENVILLE, SC 29601

5-29.00-039.00 Deyoung

GRANTEE'S ADDRESS:
1320 Abner Creek Road
Greer, SC 29651

STATE OF SOUTH CAROLINA)
) TITLE TO REAL ESTATE
COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that

Curtis E. Brown,

in consideration of One and no/100 (\$1.00) Dollar and partition, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged has granted, bargained and sold and released and by these presents does grant, bargain, sell and release unto

Thomas Gaston, his heirs and assigns forever:

All my right, title and interest, the same being a one-half undivided interest, in and to:

ALL that certain piece, parcel or tract of land, situate, lying and being on the northwestern side of Old Jones Road (James Road) (referred to in Deed 10-N, page 529 as road leading from Joe Poole place to Liberty Hill Church) in Spartanburg County, South Carolina, containing 2.45 acres, more or less, and being the remainder of the following tract:

ALL that piece, parcel or lot of land in Reidville Township, Spartanburg County, State of South Carolina, about six miles South East from Greer, on the West side of the road that leads from Ander's store to T. J. Hendrix, and on the North side of the road that leads from the Joe Poole place to Liberty Hill Church, and being a part of the same land devised to me by Will of my late husband, G. I. Wood, and being bounded on the North by lands formerly of Simeon Hendrix (now Mrs. Irene Brookshire and son - Leroy Hendrix), on the East, South an West by other lands of myself, and having the following courses and distances, to-wit:

BEGINNING in the intersection of the two roads mentioned above, and runs thence with the road that leads to Greer and the old abandoned road N. 45-15 W. 673 feet to an iron pin on the Brookshire line; thence with the Brookshire line S. 32-30 W. 506.5 feet to an iron pin on the Brookshire line; thence S. 55 E. 582 feet to the center of the road that leads from the Joe Poole place to Liberty Hill Church; thence with this road N. 38-00 E. 211.3 feet to a bend; thence N. 49-00 E. 200 feet to the beginning corner, and

DEE-2003-75015
Recorded 5 Pages on 11/25/2003 9:13:19 AM
Recording Fee: \$11.00 Documentary Stamps: \$0.00
Office of Register of Deeds, Spartanburg, S.C.
Stephen Ford, Register



containing Six and Forty Five One-hundredths (6.45) Acres, more or less.

LESS, HOWEVER, Parcels previously conveyed away as contained in Deed Book 21-T, page 157 (same as 23-A, page 10), Deed Book 18-O, page 208, and 16-N, page 410.

This is the remainder of property conveyed to Carrie Wood Brown by deed of Josie A. Wood dated July 22, 1942, and recorded in Deed Book 10-N, page 529. The said Carrie Wood Brown conveyed away the parcels referred to hereinabove and the said Carrie Wood Brown dying intestate leaving as her sole heirs and distributees her husband, Thurman E. Brown and her sons, Robert L. Brown and Curtis E. Brown. The said Robert L. Brown and Curtis E. Brown conveyed their interest in the remaining premises to Thurman E. Brown by deed dated June 12, 1984, and recorded in Deed Book 50-Y, page 470. Subsequently, the said Thurman E. Brown conveyed the premises to the grantor, Robert L. Brown and Curtis E. Brown as tenants in common by deed dated May 16, 1986, and recorded on May 18, 1986, in the Office of the Register of Deeds for Spartanburg County in Deed Book 52-E, page 740.

EXCEPTING HOWEVER:

ALL that certain piece, parcel or tract of land containing 1 acre, more or less, and being a portion of the above described premises and being the identical property shown on a certain plat prepared by Mac L. Chapman, Jr., PLS dated October 31, 2003, entitled "Survey for Curtis E. Brown and Brenda E. Brown" and being recorded in the R/D Office for Spartanburg County in Plat Book 155, at page 182, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a new nail in Old Jones Road at the joint front corner of property of Curtis E. and Brenda E. Brown and the above described property, thence S. 44-00-54 W. 130.00 feet to a new nail in the center of Old Jones Road; thence on a new line N. 49-37-08 W. 313.80 feet to an iron pin rebar; thence N. 48-54-08 E. 155.00 feet to an iron pin solid bar at the joint rear corner of the within described property and other property of Curtis E. & Brenda E. Brown; thence S. 45-06-59 E. 300.00 feet to a nail and cap in the center of Old Jones Road, the beginning corner.

The above described conveyance is a deed of partition whereby the grantor herein is conveying to the grantee his one-half undivided interest in a portion of the premises conveyed to him and Robert L. Brown by deed of Thurman E. Brown referred to hereinabove, and the said Robert L. Brown having conveyed his interest in the entire premises to the grantee herein, Thomas Gaston, by deed dated August 18, 2003, and recorded in the R/D

Office for Spartanburg County in Deed Book 78-M, at page 796, and the one-half undivided interest in the property being excepted herein to be conveyed to the grantor herein, Robert L. Brown by the grantee herein, Thomas Gaston, by separate deed herewith.

This conveyance is made subject to all easements, rights-of-way and restrictions of public record or actually existing on the ground affecting said property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 24 day of Mar., 2003.

SIGNED sealed and delivered in the presence of:

WITNESS:

Thomas L. Williams
Ann B. Rainey

Curtis E. Brown
Curtis E. Brown

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he with the other witness subscribed above witnessed the execution thereof.

Ann B. Rainey Thomas L. Williams

SWORN to before me this 24 day of Mar., 2003.

Ann B. Rainey (SEAL)

Notary Public for SOUTH CAROLINA

My Commission Expires:

ANN B. RAINEY
COMMISSION EXPIRES
JANUARY 10, 2006



STATE OF SOUTH CAROLINA
 COUNTY OF ~~GREENVILLE~~
 SPARTANBURG

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property was transferred by Curtis E. Brown
 to Thomas Gaston
3. Check one of the following: The deed is
 - (A) SUBJECT to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth in the amount of .
 - (B) SUBJECT to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary. The fee is computed on the fair market value of the realty which is .
 - (C) x EXEMPT from the deed recording fee because (See Exemptions on back)
(5) partition
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: grantor
5. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both,

Curtis E. Brown
 Responsible Person Connected with the Transaction
 Curtis E. Brown

SWORN to before me this 24
 day of Nov, 20 03
Ann B. Rainey
 Notary Public for S.C.
 My Commission Expires:

ANN B. RAINEY
 COMMISSION EXPIRES
 JANUARY 10, 2006

mail



Thomas T. Gaston
(864) 877-2714
1320 Abner Creek Road
Greer, SC 29651

DEED 79D

PG 662

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INFORMATION

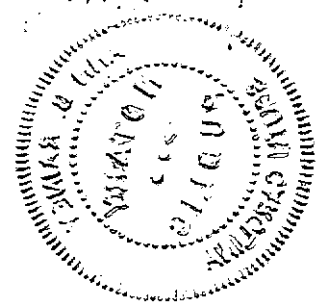
Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars; (Gift)
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States; (Pts. converting to an LLC also deeds transferring realty under Chapter 11)
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A); (transfers that are the result of a Divorce or Separation Agreement)
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary; of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) Deeds in lieu of foreclosure and deeds executed pursuant to foreclosure proceedings are exempt if the mortgagor is deeding to the mortgagee.

Office of Register of Deeds
Spartanburg, South Carolina

Recorded in DEED
Book 79-D Page 658
Register of Deeds,
Spartanburg, South Carolina



DEED 85-L PG 687

DEE-2006-17657
Recorded 3 Pages on 4
Recording Fee: \$10.00
Office of Register of Deeds
Stephen Ford, Register

EXHIBIT

A

PREPARED BY HORTON, DRAWDY, WARD & JENKINS, I
GREENVILLE, SC 29601

5-29-00-042.00 old Jones
5-29-00-037.00 D-Young

GRANTEE'S ADDRESS:
1320 Abner Creek Road
Greer, SC 29651

STATE OF SOUTH CAROLINA)

) TITLE TO REAL ESTATE

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that

Giles Hamby,

in consideration of Three Hundred Twelve and 50/100 (\$312.50) Dollars, to the grantor(s) in hand paid at and before the sealing of these presents by the grantee(s), the receipt of which is hereby acknowledged has granted, bargained and sold and released and by these presents does grant, bargain, sell and release unto

Thomas Gaston, his heirs and assigns forever:

All my right, title and interest, including, without limiting the generality of the foregoing, the one-one hundred twelfth interest I obtained by inheritance as hereinafter recited:

ALL that piece, parcel or lot of land in Reidville Township, Spartanburg County, State of South Carolina, about 4 miles south from Greer; bounded North by LeRoy Hendricks; East by Paul Hendricks; South by L. B. Brown and Carrie Brown, and West by other lands of Carrie Wood; and beginning at iron pin on Paul Hendricks line, being the N.E. corner of L. B. Brown's lot; thence with Paul Hendricks line, N 44-30 W 379.5 feet to an iron pin on LeRoy Hendricks line; thence with said line, S 32-00- W 264 ft to iron pin, new corner on said line; thence a new line, S 44-30 E 301 ft to iron pin, new corner; thence N 49-00 E 110 ft to iron pin on L. B. Brown's corner; thence same course and L. B. Brown's rear line, a total distance of 256 ft to the beginning, containing two acres, more or less, together with the right of way mentioned in deed from Carrie Brown Wood to G. W. Hamby, January 8th, 1952, and recorded in Vol. 18-O, page 208.

ALSO, that certain other lot of land, with any improvements thereon, in said School District, Township, County and State, and bounded on the northwest by lands of Carrie Wood Brown; Northeast by lands of Est. of G. W. Hamby; Southeast and Southwest by Carrie Wood Brown, and containing one acre, more or less, and having the following courses and distances, to-wit:

Beginning at corner L.B. Brown's and G. W. Hamby's lines; thence with the Hamby line, northwesterly 208 1/4 feet to a point on said line; thence

southwesterly 208 ½ feet to a point or pin; thence southeasterly parallel with the Hamby line (SW) 208 ½ feet to a point or pin; thence northeasterly 208 ½ feet to the beginning corner; and being same conveyed to G. W. Hamby, Sept. 26, 1955, by deed recorded in 23-A, page 10. The above shown collectively as Tax Map No. P 5 29-00 37.00.

ALSO, that certain other lot or parcel of land, with any improvements thereon, in said Township, School District, County and State, adjoining B. A. McClimon, Alex Brookshire and Josie A. Wood (estate); and beginning on a stone on the north side of road leading from Pelham to Spartanburg, B. A. McClimon's corner; thence with the northern edge of said road, S 84-33 E 210 feet to iron pin in center of intersection of another road; thence with the second named road, N 16-20 E 188.1 feet to iron pin in said road, new corner; thence a new line, N 84-35 W 262.5 feet to B. A. McClimon's line; thence with the McClimon line, S 0-51 W 184.6 ft to the beginning corner, containing one acre, more or less; and being the same conveyed to G. W. Hamby by deed of Josie A. Wood, December 5th, 1938, and recorded in Vol. 9-D, page 113. TMS R 5 29-00 042.00.

See also deed recorded in Volume 21-T, page 157.

The said G. W. Hamby died intestate on December 23, 1956, survived by his wife, Nannie L. Hamby, his son, Giles Everette Hamby, father of the grantor herein and other lineal descendants as will more fully appear by reference to the records of the Probate Court for Spartanburg County contained in file 17659. The said Nannie L. Hamby died intestate on July 4, 1974, survived by the said father of the grantor and other lineal descendants as will more fully appear by reference to the records of the Probate Court for Spartanburg County contained in file 29665. The said Giles Everette Hamby died intestate on March 12, 1991, a resident of Greenville County and no estate being probated, and survived by the grantor herein and his wife and other children as his sole heirs at law.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements, and rights-of-way, if any, affecting the above described property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 17th day of March, 2006.

SIGNED sealed and delivered in the presence of:

WITNESS:

Patricia Hamby
Patricia Hamby
Sharon W. Cochran
Sharon W. Cochran

Giles Hamby
Giles Hamby

STATE OF South Carolina
COUNTY OF Greenville

)
) PROBATE
)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 17th day of March, 2006.

Sharon W. Cochran
Notary Public for South Carolina
My Commission Expires: 11/30/08

(SEAL)

1/2" IRON PIN FOUND = ●
1/2" REBAR SET = ▲
NAIL FOUND = △
NAIL SET = △
POWER POLE = P
WATER METER = M
LIGHTPOLE = L
TELEPHONE = T
FENCE = F
WELL = W
TRANSFORMER = X



LANGFORD LAND SURVEYING
a division of
EMC ENGINEERING SERVICES, INC.
P.O. BOX 967
108 RIDGE ROAD
LANDRUM, SC 29356
Ph: (864) 316-5762
greenville@emc-eng.com
www.emc-eng.com

EXHIBIT
B

ABNER CREEK RD
LOCATION MAP
NOT TO SCALE

N/F
GREER SOUTH CAROLINA
BECKNELL INVESTORS LLC
D.B. 130L/844
5-29-00-034.00

N/F
GREER SOUTH CAROLINA
BECKNELL INVESTORS LLC
D.B. 130L/844
5-29-00-034.00

5-29-00-037.00
3.05 AC.

N/F
CURTIS & BRENDA
BROWN
D.B. 49J/890
5-29-00-038.00

5-29-00-039.00
1.00 AC.

5-29-00-039.01
1.63 AC.

N/F
GREER SOUTH CAROLINA
BECKNELL INVESTORS LLC
D.B. 130L/844
5-29-00-034.00

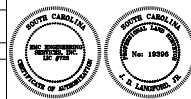
REFERENCES:
PLAT BOOK 155 PAGE 182
DEED BOOK 795 PAGE 506
DEED BOOK 861 PAGE 897

LINE	BEARING	DISTANCE
1	N 45° 00' 00" E	100.00'
2	S 45° 00' 00" E	100.00'
3	N 45° 00' 00" E	100.00'
4	S 45° 00' 00" E	100.00'

NOTES:

THIS PROPERTY IS SUBJECT TO ANY AND
ALL EASEMENTS, ZONING ORDINANCES, AND
HOW'S A COVENANTS RECORDED OR
UNRECORDED.
THIS SURVEY DOES NOT REPRESENT A
TITLE SEARCH.
THIS SURVEY IS A LEGAL INSTRUMENT FOR THE
PARTY (PARTIES) LISTED BELOW ONLY.

SURVEY FOR:
BECKNELL INDUSTRIAL, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
LOCATION: GREER, SC SPARTANBURG COUNTY, SC
TAX MAP NO.: 5-29-00-037.00
5-29-00-039.00
5-29-00-039.01
DATE: 22 NOV 2022 JOB NO.: 22-3169



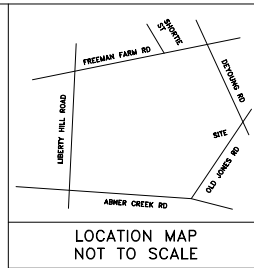
SCALE: 1" = 50'
0 25 50 100 150

TOTAL AREA = 5.68 ACRES

- 1/2" IRON PIN FOUND = ●
1/2" REBAR SET = ○
NAIL FOUND = ▲
NAIL SET = △
POWER POLE = □
POWER LINE = — P —
WATER METER = M
LIGHTPOLE = □
TELEPHONE = □
FENCE = — X —
WELL = Ⓢ
TRANSFORMER = ⓧ



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LOCATION MAP
NOT TO SCALE

REFERENCES:
PLAT BOOK 108 PAGE 158
DEED BOOK 86, PAGE 887



NOTES:
THIS PROPERTY IS SUBJECT TO ANY AND
ALL EASEMENTS, ZONING ORDINANCES, AND
HOWE'S COVENANTS RECORDED OR
UNRECORDED.
THIS SURVEY DOES NOT REPRESENT A
TRUE SURVEY.
THIS SURVEY IS A LEGAL DOCUMENT FOR THE
PARTY (PARTIES) LISTED BELOW ONLY.

N/F
GREER SOUTH CAROLINA
BECKNELL INVESTORS LLC
D.B. 130L/044
5-29-00-034.00

N/F
DAVID YOUNG
P.B. 103/153
D.B. 94B/949
5-29-00-041.01

1.00 ACRE

ABNER CREEK ROAD
(PUBLIC STATE ROAD S42-63)
66' R/W

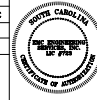
OLD JONES ROAD
(DITCH TO DITCH R/W)
PUBLIC COUNTY ROAD

SURVEY FOR:
BECKNELL INDUSTRIAL, LLC,
A DELAWARES LIMITED LIABILITY COMPANY

LOCATION: GREER, SC SPARTANBURG COUNTY, SC
TAX MAP NO.: 5-29-00-042.00
DATE: 22 NOV 2022 JOB NO.: 22-3169

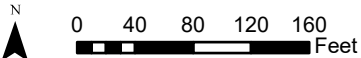
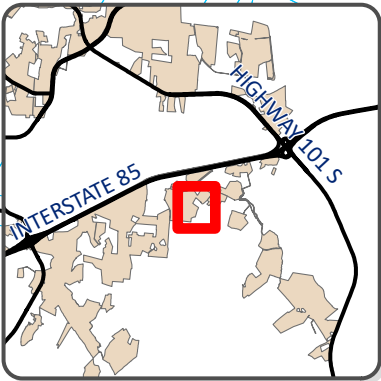
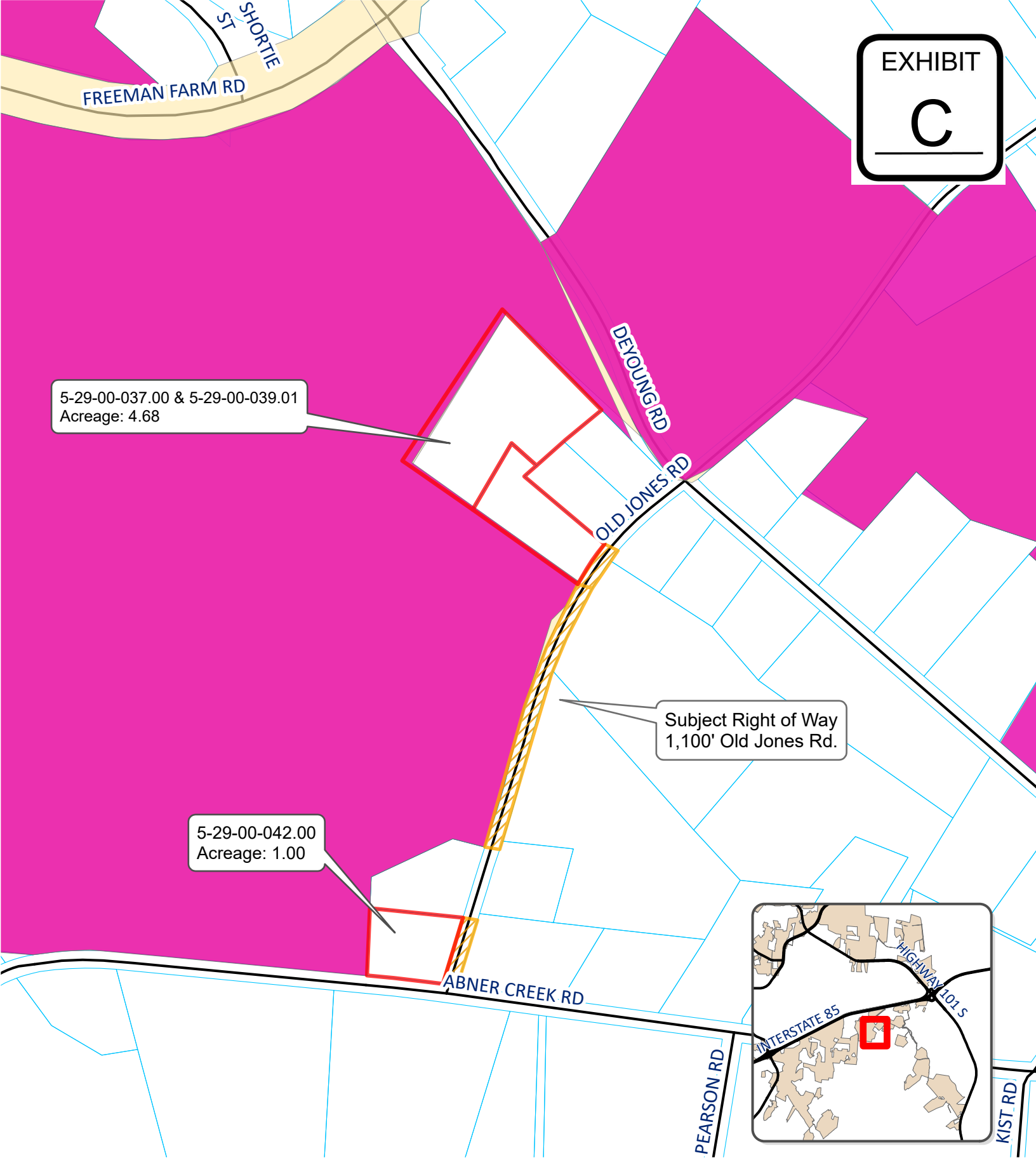
SCALE: 1" = 50'
0 25 50 100 150

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN
WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF
THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN
SOUTH CAROLINA, AND DOES NOT EXCEED THE REQUIREMENTS
FOR A CLASS B SURVEY AS SPECIFIED THEREIN.



SC REGISTRATION NO.: 19396

EXHIBIT
B



Ordinance 76-2022

The City of Greer Planning/Zoning Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning/Zoning Department.

Council Districts

1

2

3

4

5

6

Streets

City Limits

EXHIBIT D

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding particularly from local drainage sources of small size. The **community map repository** should be consulted for possible additional or additional flood hazard information.

To obtain more detailed information on areas where **Base Flood Elevations (BFEs)** and **floodways** have been determined users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Floodway Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded intermediate elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (CBFEs) shown on this map apply only to landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Floodway Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Floodway Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.6 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures in this jurisdiction.

The **projection** used in the preparation of this map was State Plane South Carolina (SPS), 1983. The **horizontal datum** was NAD 83, GRS1980 spheroid. Differences in datum, spheroid projection or UTM zones used in the production of BFEs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov/> or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA NGS52
National Geodetic Survey
SMMC-3, #9022
1285 East-West Highway
Silver Spring, MD 20910-2822

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3342, or visit their website at <http://www.ngs.noaa.gov/>.

Base map information shown on this FIRM was obtained in digital format by Spartanburg County, South Carolina.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report which contain authoritative hydraulic data may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or dis-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels, community map repository addresses, and a listing of Communities of Interest concerning National Flood Insurance Program data for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Information Exchange** at 1-877-336-2627 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Information Exchange may also be reached by fax at 1-800-368-9620 and its website at <http://www.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov/>.

For community map system history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or the National Flood Insurance Program at 1-800-338-6620.

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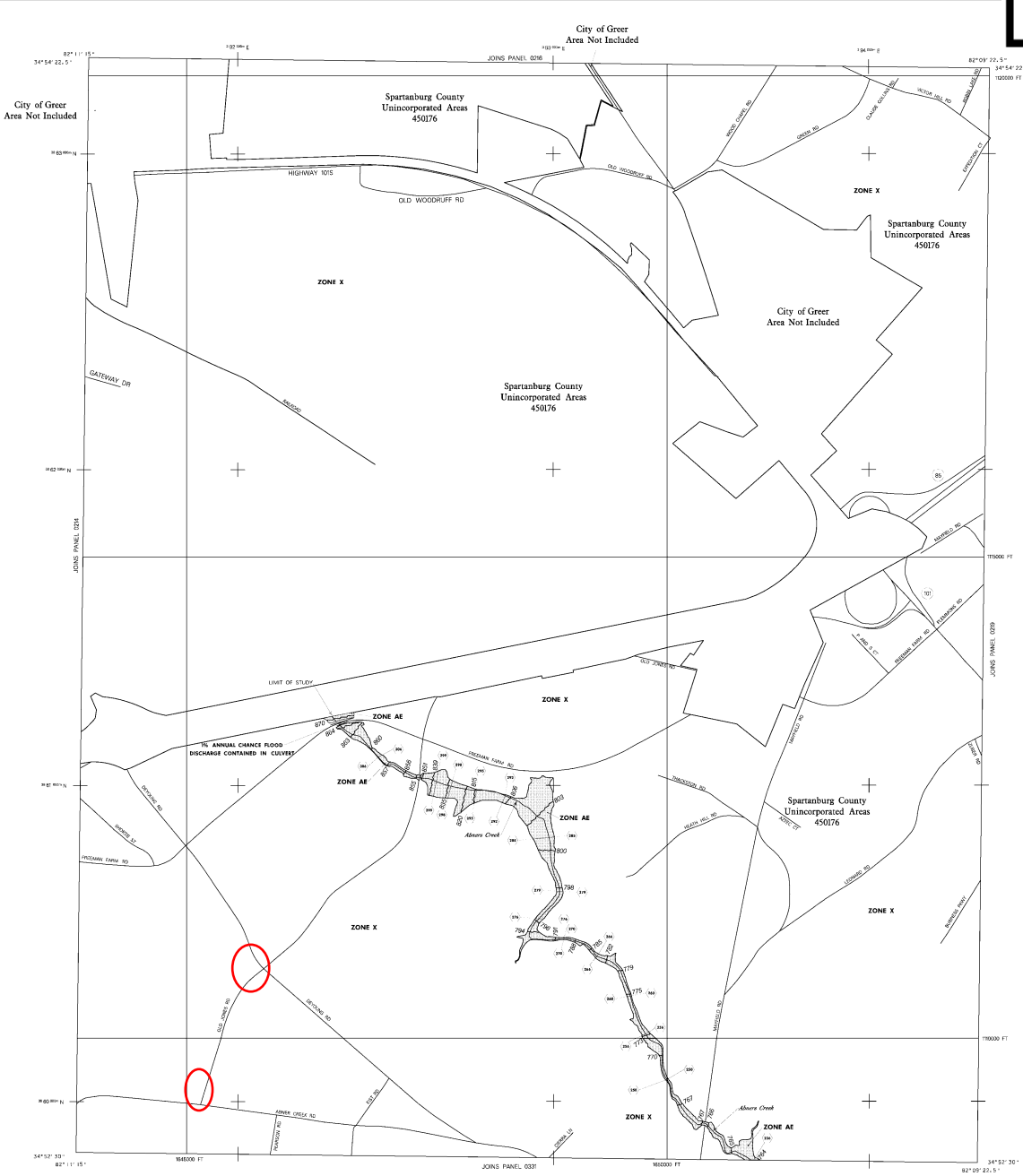
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TO LOCKS
4.5 ft. the Flood of Special Flood Hazard Inside Zones A, AE, AH, AO, AR, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

Zone A No base flood elevations determined.

Zone AE Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.

Zone AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); base flood elevations determined.

Zone AR Area of Special Flood Hazard formerly protected from the 1% annual chance flood by a flood control system that was subsequently determined to be inadequate for protection from the 1% annual chance flood.

Zone APF Area to be protected from the 1% annual chance flood by a Federal flood control system under construction; no base flood elevations determined.

Zone V Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.

Zone VE Coastal flood zone with velocity hazard (wave action); base flood elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of obstructions so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

Zone X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with depths areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

Other Areas

Zone X Areas determined to be outside the 0.2% annual chance floodplain.

Zone D Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

Floodplain boundary

Floodway boundary

Zone D boundary

CBRS and OPA boundary

Boundary defining Special Flood Hazard Areas (zones of different base Flood Elevations, flood depths or flood velocities)

Base Flood Elevation line and value; elevation in feet

Base Flood Elevation value without uniform within zone; elevation in feet

(Elev. 1987)

(Referenced to the North American Vertical Datum of 1988 (NAVD 88))

Cross section line

Projected the

Geographic coordinate referenced to the North American Datum of 1983 (NAD 83)

6000-foot Universal Transverse Mercator grid values, zone 17

5000-foot USGS 1983 South Carolina State Plane coordinate system, FIPSZONE 3900, Lambert Projection

North arrow with explanation in notes to Users section of this FIRM (panel)

River Mile

MAP NOTATION

Refer to listing of Map Repository on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

JANUARY 6, 2011

EFFECTIVE DATES OF REVISIONS TO THIS PANEL



301 East Poinsett Street
Greer, South Carolina 29651
(864) 801-2009

Petition For Annexation

The persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at DeYoung and Old Jones Road more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number 5-29-00-042.00; 00-037.00; 00-039.01 attached hereto marked as Exhibit C containing approximately 5.45 acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

This petition is submitted under the provisions of S.C. Code §5-3-150(3), authorizing the City Council to annex an area when presented with a petition signed by **one hundred (100%) percent** of the freeholders owning **one hundred (100%) percent** of the assessed value of real property in an area proposed to be annexed. This petition and all signatures thereto shall be open for public inspection on demand at the City Hall, located at the address set forth above. If the petition is still in circulation for signatures, or otherwise not available, at the time demand is made, then it shall be made available as soon thereafter as reasonably practical. Any person who seeks to challenge the annexation, and who has standing to do so, should act in accord with the requirements of Chapter 3 of Title 5 of the South Carolina Code.

DATE OF PETITION: This petition is dated this 17th day of November, 2022 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Print Name: <u>Thomas Gaston</u>	Print Name: _____
Signature: <u>[Signature]</u>	Signature: _____
Address: <u>1370 Abner Creek Rd Greer SC</u>	Address: _____
Witness: <u>[Signature]</u>	Witness: _____
Date: <u>11/17/2022</u>	Date: _____
Parcel Address: _____	Parcel Address: _____
Tax Map Number: _____	Tax Map Number: _____



**ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)**

Date 11/17/2022

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 5-29-00-042.00 5-29-00-039.01 5-29-00-037.00

Property Address(s) _____

Acreage of Properties Three Parcels = 5.45 Acres County Spartanburg County

Applicant Information

Name Becknell Industrial, LLC
Address 2750 East 146th Street, Suite 200
Carmel, IN 46033
Contact Number 312-485-7240
Email jmitten@becknellindustrial.com

Property Owner Information

(If multiple owners, see back of sheet)

Name Gaston Thomas
Address 1320 Abner Creek Rd
Greer, SC 29651
Contact Number _____
Email _____

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ___ No ___

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Restrictive Development to Industrial District (I-1).

Existing Use: Residential Proposed Use: Industrial District (I-1)

Signature(s) Thomas Gaston

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse



Planning Project Intake Sheet

Tax Map No(s):
5-29-00-042.00

5-29-00-039.01

5-29-00-037.00

Contractor/Applicant Information

Name: Becknell Industrial, LLC

Address: 2750 East 146th St., Ste. 200, Carmel, IN 46033

Contact Number: 312-485-7240

Email: jmitten@becknellindustrial.com

**All applications and submittals must be completed in their entirety, signed by the applicant and or land owner, and be accompanied by this document.*

☒ Annexation Project

Required documents for this submittal:

Intake Sheet, Petition of Annexation, Zoning Map Amendment Application, current deeds for all parcels in request, and current surveys for all parcels in request

☒ Rezoning Project

Required documents for this submittal:

Intake Sheet and Zoning Map Amendment Application

Total Acreage: 5.45

Requested Zoning Classification: Industrial District (I-1)

☐ Board of Architectural Review Project

Required documents for this submittal:

Intake Sheet and BAR Application

☐ Board of Zoning Appeals Variance Project

Required documents for this submittal:

Intake Sheet and BZA Variance Application

Subtype (circle one): Residential or Commercial

☐ Board of Zoning Appeals Special Exception Project

Required documents for this submittal:

Intake Sheet and BZA SE Application

Subtype (circle one): Residential or Commercial

☐ Board of Zoning Appeals Appeal of Staff Decision Project

Required documents for this submittal:

Intake Sheet and BZA SE Application

Subtype (circle one): Residential or Commercial

☐ Preliminary Plat

Required documents for this submittal:

Intake Sheet and P&Z Development Project Application

Number of Lots in Phase/Section _____

☐ Final Plat

Required documents for this submittal:

Intake Sheet, P&Z Development Project Application, Final Plat Checklist, Two Year Warranty (public roads)

Number of Lots in Phase/Section _____

☐ Summary Plat

Required documents for this submittal:

Intake Sheet and P&Z Development Project Application

Number of Lots in Phase/Section _____

☐ Final Development Plan

Required documents for this submittal:

Intake Sheet and P&Z Development Project Application

☐ Commercial Site Plan

Required documents for this submittal:

Intake Sheet and P&Z Development Project Application

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, December 19, 2022

DOCKET: AN 22-28

APPLICANT: Becknell Industrial, LLC

PROPERTY LOCATION: Old Jones Rd

TAX MAP NUMBER: 5-29-00-037.00, 5-29-00-039.01, 5-29-00-042.00

REQUEST: Annex and Zone to I-1, Industrial District

SIZE: 5.68 acres

COMPREHENSIVE PLAN: Adjacent to Mixed Employment

ANALYSIS: **AN 22-28**

AN 22-24 is a request to annex three parcels with a total acreage of 5.68 located on Old Jones Rd. The applicant is requesting to annex into the City and zone to I-1, Industrial District.

Surrounding land uses and zoning include:

- North: I-1, Industrial District –vacant
- East: Unzoned Spartanburg County – residential
- South: I-1, Industrial District & Unzoned Spartanburg County –vacant & residential
- West: I-1, Industrial District –vacant

Mixed Employment are office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Characterized by a campus-style development pattern integrating jobs, amenities and places of residence. These often center around research, medical, manufacturing, assembly, and educational uses.

- **Primary Uses:** Advanced manufacturing, research, office, mixed-use buildings, civic/institutional facilities
- **Secondary Uses:** Open space, district commercial, multi-family residential
- **Transportation:** Auto oriented but walkable, transit/park-and ride lots should be provided
- **Parking:** Large surface lot parking, central parking garages encouraged
- **Open Space:** Civic greens, courtyard greens

The request is compatible with surrounding land uses and future land use designations, there, staff supports the request.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION: Mr. Jones made a motion to approve the request. Ms. Jones seconded the motion. The motion passed with a vote of 4 to 0.



AGENDA
GREER CITY COUNCIL
1/10/2023

First Reading of Ordinance Number 1-2023

Summary:

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JOGA SIAN LOCATED AT 445 MAYFIELD ROAD FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO S-1 (SERVICE DISTRICT). (Action Required)

Executive Summary:

Ordinance 1-2023 is a rezoning request for a parcel located at 445 Mayfield Rd. The request is to rezone the parcel from R-12, Single-family Residential to S-1, Services District. The Planning Commission conducted a public hearing on December 19, 2022 for the rezoning of the parcel and recommended approval.

Ashley Kaade, Planning Manager

ATTACHMENTS:

Description	Upload Date	Type
❑ Cover Memo	1/4/2023	Cover Memo
❑ Ordinance Number 1-2023	1/4/2023	Ordinance
❑ Ord 1-2023 Exhibit A Map	1/4/2023	Exhibit
❑ Ord 1-2023 Exhibit B Deed	1/4/2023	Exhibit
❑ Ord 1-2023 Exhibit C Survey	1/4/2023	Exhibit
❑ Ord 1-2023 RZ Application	1/4/2023	Backup Material
❑ Ord 1-2023 Planning Commission Minutes	1/4/2023	Backup Material

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, AICP, Planning Manager

Subject: Ordinance #1-2023

Date: January 3, 2023

CC: Tammy Duncan, Clerk to City Council

Ordinance 1-2023 is a rezoning request for a parcel located at 445 Mayfield Rd. The request is to rezone the parcel from R-12, Single-family Residential to S-1, Services District.

The Planning Commission conducted a public hearing on December 19, 2022 for the rezoning of the parcel and recommended approval.

ORDINANCE NUMBER 1-2023

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JOGA SIAN LOCATED AT 445 MAYFIELD ROAD FROM RM-12 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO S-1 (SERVICE DISTRICT).

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Joga Sian located at 445 Mayfield Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-29-00-077.00 containing approximately 1.92 +/- acres attached hereto marked as Exhibit A, the Warranty Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on December 19, 2022.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to S-1 (Service District).
3. The proposed use is in keeping with the general character of the surrounding property.

NOW, THEREFORE, be it ordained by the Mayor and Council of the City of Greer, South Carolina, as follows:

The zoning classification of property located at 445 Mayfield Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Number 5-29-00-077.00 containing approximately 1.92 +/- acres

attached hereto marked as Exhibit A shall be changed from R-12 (Single Family Residential District) to S-1 (Service District).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

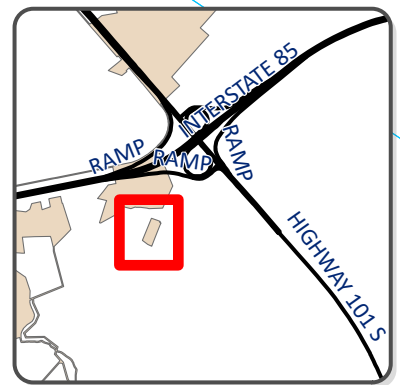
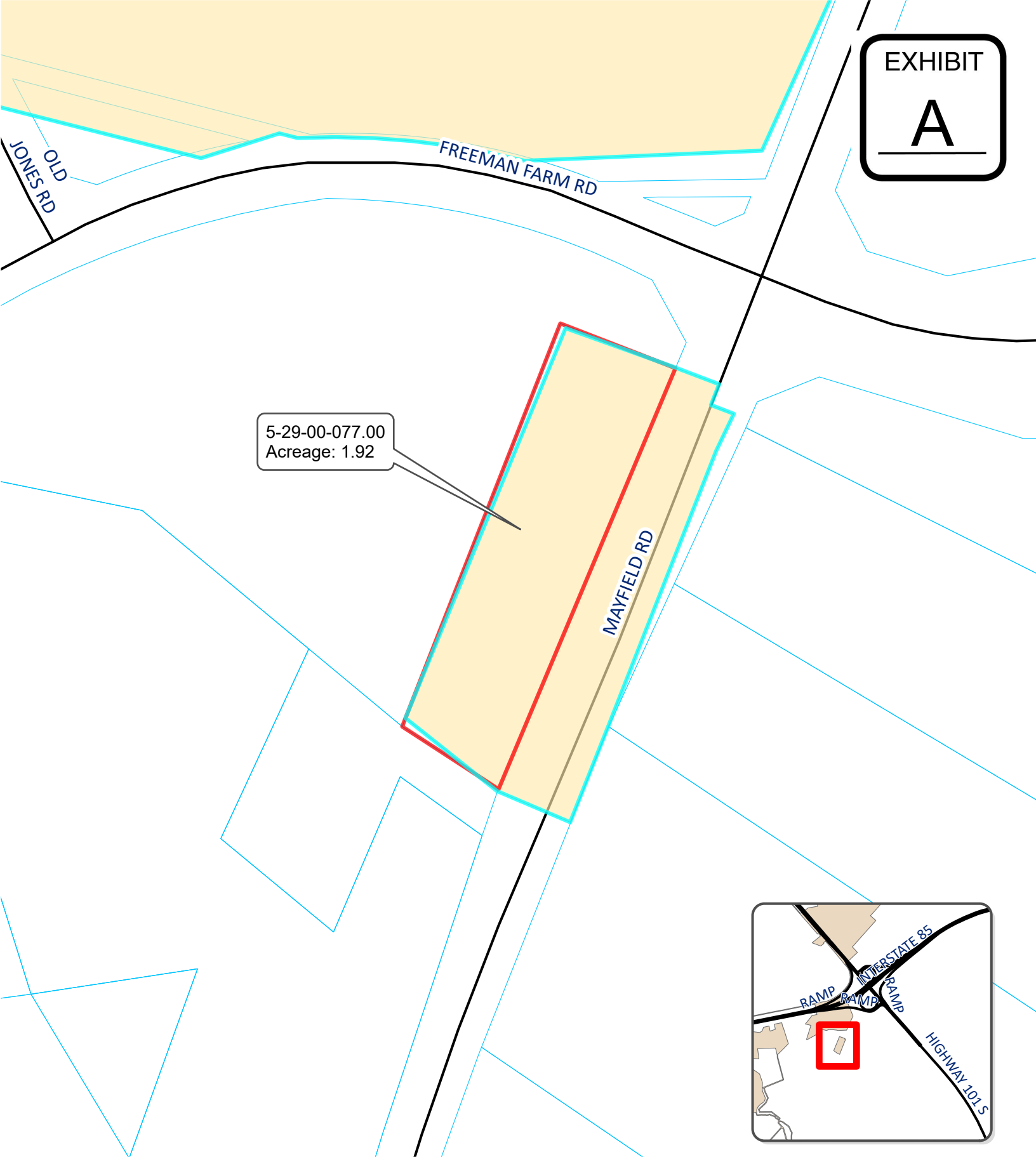
First Reading: January 10, 2023

Second and
Final Reading: January 24, 2023

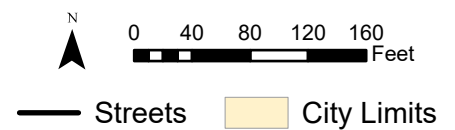
Approved as to Form:

John B. Duggan, Esquire
City Attorney

EXHIBIT
A



Ordinance 1-2023



Prepared By:

Shannon T. Epps
115 Southport Road, Unit E
Spartanburg, S.C. 29306
Telephone: (864) 576-3005
File: 202216185

STATE OF SOUTH CAROLINA)
COUNTY OF Spartanburg)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SVD Properties, Inc.** in consideration of **Four Hundred Ninety Thousand and 00/100 (\$490,000.00) Dollars** have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto **Joga Sian his heirs and/or assigns, forever:**

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Spartanburg containing 1.92 acres {83,670 square feet) on a plat made for Valeida G. Hemphill and Kathy Claiborne Trinklein by Kevin W. Tollison PLS dated November 2, 2020 recorded in Plat Book 178, page 410, Register of Deeds for Spartanburg County. Reference is hereby made to the above plat for a more particular metes and bounds description.

This being a portion of the same property conveyed to SVD Properties, Inc. by deed of Vasiliy Shcherban, deed dated December 6, 2021 and recorded December 7, 2021 in Deed Book 134-X at page 993 in the Office of the Register of Deeds for Spartanburg County, South Carolina.

Grantee's Address: 418 Melbourne Lane
Spartanburg, SC 29301

Property Address: 445 Mayfield Drive
Duncan, SC 29334

Block Map Reference: 5-29-00-077.00

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the premises before mentioned unto the Grantee, his Heirs, Successors and Assigns forever.

And the Grantors do hereby bind themselves and their heirs, to warrant and forever defend all and singular premises unto the Grantee, his Heirs and Assigns against themselves and their heirs, and against any person whomsoever lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, THE GRANTORS have set their hands and seals this the 1 day of August, 2022.

September

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

SVD Properties, Inc.



(SEAL)

By: Vasiliy Shcherban, Its Member

Witness

Witness

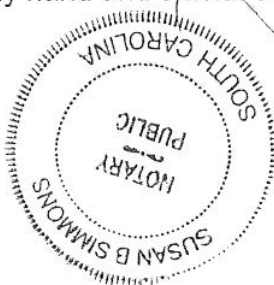
STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

ACKNOWLEDGMENT

I, a Notary Public of the County and State aforesaid, certify that the within named Grantor(s) signed, sealed and, as its/her/his/their act and deed, appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 1 day of August, 2022



September
Susan B. Simmons (SEAL)
NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: 1.30.27

STATE OF SOUTH CAROLINA)
)
COUNTY OF Spartanburg)

AFFIDAVIT

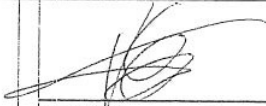
PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

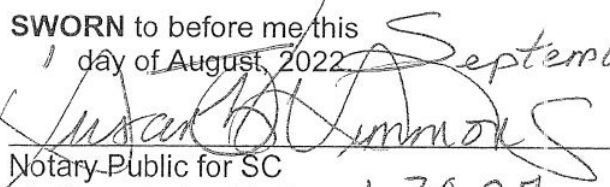
1. I have read the information on this affidavit and I understand such information,
2. The property being transferred is located at 445 Mayfield Drive, bearing **Spartanburg** County Tax Map Number 5-29-00-077.00, was transferred by SVD Properties, Inc. to Joga Sian on August, 2022.
3. Check one of the following: The Deed is
September 1
(a) X subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
(b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
(c) _____ exempt from the deed recording fee because: _____
(If exempt, please skip items 4-7, and go to item 8 of this affidavit.)

If exempt because transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? N/A

4. Check one of the following if either item 3(a) or item 3(b) above has been checked:
(a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of: \$490,000.00.
(b) _____ The fee is computed on the fair market value of the realty which is _____.
(c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No X to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer: If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: \$490,000.00
(b) Place the amount listed in item 5 above here: 0
(c) Subtract Line 6(b) from Line 6(a) and place results here: \$490,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$ 1,813.00.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as Seller(s) of the property.
9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

	
	SVD Properties, Inc. - Responsible Person Connected with the Transaction

SWORN to before me this 1 day of August, 2022 September

Notary Public for SC
My Commission Expires: 1.30.27



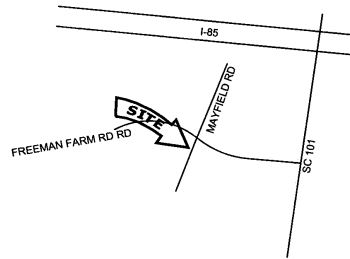
Know what's
Call before

EXHIBIT

C

APPROVED BY CITY OF GR
Approved for the recording in the office
County Register of DeedsDirector, Building & Zoning, or
Planning & Zoning Coordinator

Date: 11/11/2020



LOCATION MAP (NTS)

This plat was prepared as a professional service for the exclusive use of the person, persons, or entity named within the hereon statement and/or title. Said statement does not extend to any unnamed person, persons or entity without the expressed written permission of Kevin W Tollison, PLS naming said person, persons, or entity.

Except as specifically shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

LEGEND:

- X — FENCE
- ⊕ PP POWER POLE
- ⊙ SSMH SANITARY SEWER MANHOLE
- IPS IRON PIN SET (1/2" REBAR)
- IPF IRON PIN FOUND
- OHP — OVERHEAD ELECTRIC LINE

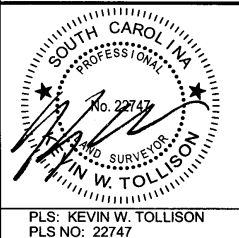
PLT-2020-52605



PLT BK 178 PG 410-410

Recorded 1 Pages on 11/13/2020 03:48:37 PM

Recording Fee: \$25.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Dorothy Earle, Register Of Deeds

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND APPLICABLE ZONING OF RECORD OR NOT OF RECORD. SUBSURFACE AND ENVIRONMENTAL CONDITIONS HAVE NOT BEEN EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

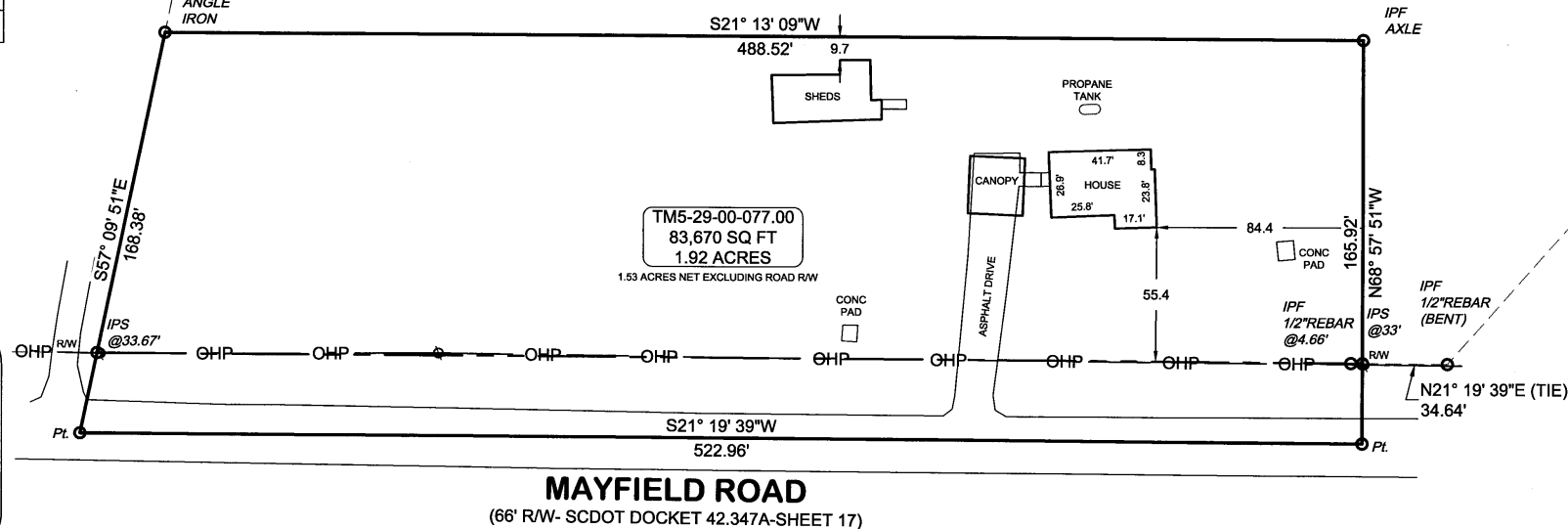
KEVIN W TOLLISON, PLS
PO BOX 1084
SIMPSONVILLE, SOUTH CAROLINA 29681
(864) 313-0192

REF. PLAT BOOK	NONE
REF. DEED BOOK	98J-935
TAX MAP	5-29-00-077.00
PARTY CHIEF	KT
DRAWN	KT
DATE	11/02/2020
PROJECT NO.	220082

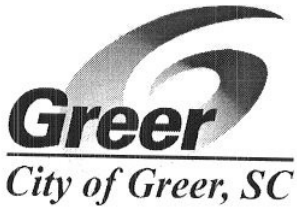
CLOSING SURVEY
FOR
VELEIDA G. HEMPHILL
KATHY CLAIBORNE TRINKLEIN
CITY OF GREER
SPARTANBURG COUNTY, SOUTH CAROLINA



PO Box 1084
Simpsonville, SC 29681-1084
Phone (864) 313-0192
info@kwassoc.com



REVISIONS			
NO.	DATE	DESCRIPTION	BY



ZONING MAP AMENDMENT APPLICATION
(ZONING & REZONING)

Date 11/22/22

(Fees for this application are based on a sliding scale - See Fee Schedule)

Tax Map Number(s) 5-29-00-077.00

Property Address(s) 445 Mayfield Rd Duncan Sc 29334

Acreage of Properties 1.93 County Spartanburg, SC

Applicant Information

Name Joga Singh Sian
Address 445 Mayfield Rd
Duncan Sc 29334
Contact Number 864-508-2943
Email 2starinc@att.net

Property Owner Information

(If multiple owners, see back of sheet)


Name _____
Address _____

Contact Number _____
Email _____

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described? Yes ____ No ____

The applicant hereby requests that the property described be zoned *(in the case of Annexation)* or rezoned from Residential to Commercial.

Existing Use: Residential Proposed Use: Commercial

Signature(s) 

All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

OFFICE USE ONLY

Date Filed _____

Case No. _____

Meeting Date _____

See Reverse

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, December 19, 2022

DOCKET: RZ 22-30

APPLICANT: Joga Singh

PROPERTY LOCATION: 445 Mayfield Rd

TAX MAP NUMBER: 5-29-00-077.00

EXISTING ZONING: R-12, Single Family Residential District

REQUEST: Rezone to S-1, Services District

SIZE: 1.92 Acres

COMPREHENSIVE PLAN: Mixed Employment

ANALYSIS: **RZ 22-30**

RZ 22-30 is a rezoning request for a 1.92-acre parcel located at 445 Mayfield Rd. The request is to rezone the property from R-12, Single-family Residential District to S-1, Services District to allow for a truck terminal use. The existing and permitted pole barn located on the northern edge of the property does not appear to meet the required setbacks but would retain a legally nonconforming status if the rezoning were approved.

Surrounding land uses and zoning include:

North:	C-3, Highway Commercial & unzoned Spartanburg County- Peterbilt and Sandlapper Concrete
East:	unzoned Spartanburg County – residential
South:	unzoned Spartanburg County – residential
West:	unzoned Spartanburg County – Sandlapper Concrete

Mixed Employment are office park or corporate campus-like developments geared toward meeting the needs of mid- to large businesses. Characterized by a campus-style development pattern integrating jobs, amenities and places of residence. These often center around research, medical, manufacturing, assembly, and educational uses.

- **Primary Uses:** Advanced manufacturing, research, office, mixed-use buildings, civic/institutional facilities
- **Secondary Uses:** Open space, district commercial, multi-family residential
- **Transportation:** Auto oriented but walkable, transit/park-and ride lots should be provided
- **Parking:** Large surface lot parking, central parking garages encouraged
- **Open Space:** Civic greens, courtyard greens

The request is compatible with the surrounding land uses and with the Comprehensive Plan; therefore staff supports the request for S-1, Services District zoning.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION: Ms. Jones made a motion to approve the request. Mr. Wright seconded the motion. The motion passed with a vote of 4 to 0.

Category Number:
Item Number: 2.



AGENDA
GREER CITY COUNCIL
1/10/2023

First and Final Reading of Resolution Number 1-2023

Summary:

A RESOLUTION ADOPTING THE CITY OF GREER ANNUAL SAFETY STATEMENT (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution Number 1-2023	1/4/2023	Resolution

RESOLUTION NUMBER 1-2023

**A RESOLUTION ADOPTING THE CITY OF
GREER ANNUAL SAFETY STATEMENT**

WHEREAS, the Mayor and City Council recognize that the prevention of accidental losses affecting employees, property, and the public will enhance the operating efficiency of City government; and,

WHEREAS, a pro-active loss control posture requires that sound loss prevention measures are of primary consideration and take precedence over expediency in all operations;

NOW, THEREFORE, BE IT RESOLVED that the City will endeavor to provide a work environment free of recognized hazards through the establishment and implementation of loss control policies and procedures, and their subsequent amendments and additions, designed to provide protection to City employees, public and private property, and members of the public;

BE IT FURTHER RESOLVED that the City will support compliance with all Federal and State safety regulations; provide and require the use of personal protective equipment by all employees; and ensure that all employees are advised of and understand their loss control responsibilities in the performance of their work.

This resolution shall be effective upon approval by the Council of the City of Greer.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: January 10, 2023

Category Number:
Item Number: 3.



AGENDA
GREER CITY COUNCIL
1/10/2023

First and Final Reading of Resolution Number 2-2023

Summary:

A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE PATHOGEN STANDARD TO COMPLY WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS (Action Required)

ATTACHMENTS:

Description	Upload Date	Type
□ Resolution Number 2-2023	1/4/2023	Resolution

RESOLUTION NUMBER 2-2023

**A RESOLUTION TO UPDATE THE CITY OF GREER BLOOD BORNE
PATHOGEN STANDARD TO COMPLY WITH OCCUPATIONAL
SAFETY AND HEALTH ADMINISTRATION REQUIREMENTS**

WHEREAS, The City of Greer Safety Committee has reviewed the City's Blood Borne Pathogen Standard for compliance with Occupational Safety and Health Administration requirements; and

WHEREAS, the Safety Committee finds that the Blood Borne Pathogen Standard is in compliance with OSHA requirements;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Greer in Council duly assembled that;

- a) No revisions were made to the plan.
- 1. Each department head is hereby directed to attach a copy of this resolution and attachment to the Personnel Policies and Procedures Manual on file in his/her department and post where employees can have access to this information twenty-four hours a day.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: January 10, 2023

Exposure Control Plan
For the City of Greer

Occupational Safety & Health Administration

Blood Borne Pathogen Standard

29 C.F.R. 1910.1030

Statement of Policy

Hepatitis B Virus (HBV) has long been recognized as a pathogen capable of causing serious illness and death. The virus is transmitted through blood and certain body fluids. Personnel who handle blood and other potentially infectious materials as part of their jobs have an increased risk of contracting HBV. The Human Immunodeficiency Virus (HIV), the virus that causes Acquired Immune Deficiency Syndrome (AIDS). Because the transmission of HIV is considerably less efficient than HBV, the risk of HIV infection to employees who must handle blood or other potentially infectious material is less than for HBV. The consequences of HIV infection are grave however because HIV causes the fatal disease AIDS. Accordingly, the following policy is established to further our efforts to provide a City-wide environment for an employee which is free from recognized hazards that cause or are likely to cause serious physical harm or death.

The policy of universal precautions is hereby established. Universal precautions are a system of infectious disease control which assumes that every direct contact with body fluids is considered infectious and requires that every employee exposed to direct contact with body fluids be protected as though such body fluids were HBV or HIV infected. Body fluids which have been directly linked to the transmission of HBV or HIV and to which universal precautions apply include ***blood, semen, blood products, vaginal secretions, cerebrospinal fluid, pericardial fluid, amniotic fluid, and concentrated HIV or HBV virus***. Universal precautions are intended to prevent firefighters, jailors, law enforcement personnel and others from exposures to blood borne pathogens.

Occupational exposure may occur in many ways including needle sticks and cut injuries. City employees employed in certain occupations are assumed to be at high risk for blood borne infections due to their routinely increased exposure to body fluids from potentially infected sources. These high risk occupations include but are not limited to Firefighters, Law Enforcement, Jailors, and Sanitation workers. Employees in any occupation where they are directly exposed to body fluids are considered to be at substantial risk of exposure to HIV or HBV. Neither HIV nor HBV is transmitted by casual contact in the workplace.

Personal protective equipment, including personal protective equipment for eyes, face, head and extremities, protective clothing and protective shields and barriers, shall be provided used and maintained in sanitary and reliable condition whenever it is necessary by reason of the processes or environment to protect against contamination by blood or body fluids. This equipment or clothing must be provided by the department concerned and available in the work area at all times.

The use of gloves will vary according to the procedure involved. The use of disposable gloves is required where body fluids are handled and is particularly important if the employee has cuts, abraded skin, chapped hands, dermatitis or the like.

Gloves must be of appropriate material and quality for the procedures to be performed, and of appropriate size for each worker. Surgical and examination gloves must be disposed of after use and may not be washed or disinfected. General purpose utility (rubber) gloves worn by maintenance, housekeeping and other non-medical personnel may be decontaminated and reused. No gloves shall be used if they are peeling, cracked, or discolored or if they have punctures, tears, or other evidence of deterioration.

Gowns, aprons, lab coats, or similar garment must be worn when splashes to skin or clothing with body fluid are likely to occur. Gowns, including surgical gowns shall be made of, or lined with, impervious material and shall protect all areas of exposed skin.

Masks and protective eye wear and/or face shields are required when contamination of eyes, mouth or nose is likely to occur due to splashes or aerosolized materials.

Pocket masks, resuscitation bags (BVM), or other ventilation devices shall be provided in strategic locations and to key personnel where the need for resuscitation is likely to occur to eliminate the need for emergency mouth to mouth resuscitation.

When an employee's skin or mucous membrane may come in contact with body fluids; gowns (or like), mask, and eye protection shall be worn.

Persons performing or assisting in postmortem procedures are required to wear personal protective clothing to avoid exposure to blood or body fluids.

Housekeeping and environmental services operations involving substantial risk or direct exposure to body fluids shall take into account the proper precautions while cleaning rooms and blood spills. Cleaning schedules shall be frequent as is necessary depending upon the area to be cleaned, the type of surface to be cleaned and the amount and type of contaminant present. Chemical germicides that are approved for use as hospital disinfectant and the tuberculocidal when used as recommended shall be used to decontaminate spills and other fluids. A solution of 5.25 percent sodium hypochlorite (household bleach) diluted 1:10 with water or other suitable disinfectant shall be used for disinfections.

All specimens of body fluids shall be put in a well constructed container with a secure lid to prevent leaking during transport and shall be disposed of in an approved manner.

All persons at substantial risk of directly contacting blood or body fluids are offered Hepatitis B Vaccinations in the amounts and at the times prescribed by standard practice.

All laundry operations involving direct exposure to body fluids shall be identified by bagging in red bio hazard bags which prevent leakage in the area where it was removed and transported to be laundered.

Hands and other skin surfaces shall be washed thoroughly after removing gloves and immediately after contact with body or body fluids.

If a City of Greer employee has a percutaneous (needle stick or laceration) or mucous membrane (splash to eye, nasal mucosa, or mouth) exposure to body fluid or has a cutaneous exposure to blood when the worker's skin is chapped, abraded, or otherwise non-intact, the source person shall be informed of the incident and tested for HIV and HBV infections after consents obtained. If source person's consent is refused, follow **Blood/Body Fluid Exposure Management for GMH ER's** (attached to all policies). The city employee shall be evaluated clinically by HIV antibody testing and advised to report and seek medical evaluation of any acute febrile illness that occurs within 12 weeks after exposure. The testing will be performed by the City's designated Physician.

HIV serum-negative workers shall be retested 6 weeks after exposure and on a periodic basis thereafter (2 weeks and 6 months after exposure). Follow-up procedures shall be taken for and employee potentially exposed to HBV. The types of follow-up depend on the immunization status of the employee and the HBV serologic status of the source person of the source person. If an employee refused to submit to the foregoing procedures when such procedures are medically indicated no adverse action can be taken on that ground alone since the procedures are designed for the benefit of the exposed employee.

All high risk employees shall receive education on precautionary measures, epidemiology, and modes of transmission and prevention of HIV/HBV. This education shall be provided by Spartanburg Regionals' designated person to explain possible and future risks. In addition, such high risk employees must receive training regarding the location, availability and proper use of personal protective equipment. They shall review with their supervisor, medical control officer, or designated person concerning proper work practices and shall understand the concept of universal precaution as it applies to their work practices. They shall be trained and by their supervisor, medical control officer, or designated person about the meaning of color coding, the biological and infectious waste. Additionally, workers shall receive training about procedures to be used if they are exposed to needle sticks or body fluids.

All employees who may reasonably anticipated skin, eye, mucous membrane, or parietal contact with blood or other potentially infectious materials in the performance of their duties must participate in a training program at the time of initial employment and **before being assigned work or permitted to enter the work area.** The material must be appropriated in content and vocabulary to the educational level, literacy, and language background of the participants. The training program must contain the following elements...

1. A copy of the OSHA Blood borne pathogen Standard and an explanation of its contents
2. A general explanation of the epidemiology and symptoms of bloodborne diseases.
3. An explanation of the modes of transmission of bloodborne pathogens.
4. An explanation of the City of Greer Bloodborne Pathogenic Control Policy
5. An explanation of appropriate methods for recognizing tasks and other potentially infectious materials.
6. An explanation of the use and limitations of practices that will prevent or reduce exposure including appropriate engineering controls, work practices and personal protective equipment.

7. Information on the type, proper use, location, removal handling and/or disposal of personal protective equipment
8. An explanation of the basis for the selection of personal protective equipment
9. Information on the availability of Hepatitis B Vaccine including information on its efficiency, safety and benefits of being vaccinated
10. Information on the appropriate actions to take and persons to contact in an emergency
11. An explanation of the procedure to follow if an exposure occurs including the method of reporting the incident and the medical follow-up that will be made available, including medical counseling which will be provided to exposure individuals.
12. An explanation of signs, labels and/or color coding

Exposure Determinations

Within this plan blood: is defined as human blood, human blood components and products made from human blood. The following body fluids are defined as “other potentially infectious material” : human semen, vaginal secretions, cerebrospinal fluid, synovial fluid, pleural fluid, pericardial fluid, peritoneal fluid, amniotic fluid, saliva in dental procedures, any body fluid that that is visibly contaminated with blood, and all body fluids in situations where it is difficult or impossible to differentiated between body fluids; any unfixed tissues or organ (other than intact skin) from a human (living or dead); and HIV-containing culture medium or other solutions, and blood organs or other tissue from experimental animals infected with HIV or HBV.

All employees in the following job classifications are considered to have occupational exposure to bloodborne pathogen:

Fire Department

Chief
Deputy Fire Chief
Battalion Chief
Lieutenant
Engineer
Firefighter/EMT
Firefighter/Paramedic
Part-time Firefighter

Police Department

Chief
Captain
Lieutenant
Sergeant
Corporal
Patrol Officer
Detention Officers
Field Training Officers
Resources Officer
Detective division

Other job titles

Animal Control
Recreation Program Director
Nuisance Abatement Officer
City Engineer
Storm Water Engineer
Storm Water Inspector

This list is not absolute and may be updated (added to or deleted from at the discursion of department head, city administrator, or medical coordinator.

Method of Implementation for Eliminating or Minimizing Employee Exposure to Blood and Other Potentially Infectious Materials

The personnel manager and safety committee chairman shall be responsible for evaluating the need for and implementing the following requirements of the OSHA Bloodborne pathogen Standard. All controls must be reviewed and updated and least annually.

Universal Precautions:

The City of Greer has adopted the practice of Universal Precautions to prevent contact with blood and other potentially infectious materials. Under circumstances where differentiation between body fluid types is difficult or impossible, all body fluids shall be considered potentially infectious materials.

Engineering Controls:

Evidence such as sharps (needles) and other potentially infectious materials shall be stored and maintained in containers in accordance with this policy. Where occupational exposure remains after these controls, personal protective equipment (PPE) must be used.

Work Practice Controls:

The following controls are applicable to City of Greer employees who may reasonably anticipate skin, eye, mucous membrane, or potential contact with blood or other potentially infectious materials in the performance of their duties.

1. Hand washing facilities are generally readily accessible. When hand washing facilities are not feasible, the employee's department shall provide an appropriate antiseptic hand cleaner in conjunction with clean cloth/paper towels or antiseptic towelettes. When antiseptic hand cleaners or antiseptic towelettes are used hand shall be washed with soap and running water as soon as possible in accordance to BBP training.
2. Employees shall wash their hands immediately after removal of gloves or other protective equipment.
3. Employees shall wash hands and any other skin with soap and running water immediately after contact with blood or other potentially infectious material
4. Bending or shearing of contaminated needles is prohibited. Recapping of needles by two handed technique is prohibited. No pipetting or suctioning by mouth.
5. Contaminated sharps (needles) shall be placed in appropriate containers until properly disposed. Containers must be puncture resistance, labeled with the biohazard warning label, leak proof on the sides and bottom and packaged in such a manner that employees are not required to reach by hand into the container. Located near services rendered if possible. Dispose of container when needed by container manufacture instruction. Daily inspections to ensure no overfilling.
6. Eating, drinking, smoking, use of smokeless tobacco, applying cosmetics or lip balm and handling contact lenses are prohibited in work areas where there is a likelihood of occupational exposure.
7. Food and drink shall not be kept in refrigerators, freezers, shelves, cabinets, counter top or desk tops where blood or other potentially infectious materials are present.

8. All procedures involving blood or other potentially infectious materials shall be performed in manner to minimize splashing, spraying, spattering or the generation of droplets.
9. Blood or other potentially infectious material shall be placed in containers which prevent leakage during collections, handling, storage, transport, or shipping
10. Internal container for storage, transport or shipping shall be color coded **RED** and marked with biohazard symbol.
11. The high risk occupation employee's department shall provide, at no cost to the employee, access to appropriate personal protective equipment such as gloves, gowns, lab coats, face shields, masks, eye protections (with side shields), mouth pieces, resuscitation bags, pocket masks and other such personal protection as required to protect the employee from exposure.
12. The employee's department shall provide protective clothing and equipment in appropriate sizes which are readily available or are issued to employees. Hypoallergenic gloves, glove liners, powerless gloves must be readily available for employees who are allergic to gloves normally provided.
13. The employee's department shall clean, launder and dispose of personal protective clothing and equipment at no cost to the employee. Disposable protective clothing and equipment provided by the department is an acceptable alternative to cleaning and laundering.
14. All personal protective clothing and equipment shall be removed prior to leaving a contaminated work area and place in appropriately designated container for storage, cleaning or disposal.
15. Gloves and other personal protective clothing and equipment shall be worn when the possibility of contamination exists.
16. Employees shall immediately report to management any exposure or potential exposure to contamination and immediate action shall be taken initiate the Control Plan.

HBV Vaccination and Post Exposure Evaluation and Follow-Up

Hepatitis B Vaccination

Hepatitis B Vaccination is offered at no cost to the employee through the City of Greer designated physician with 10 working days of the initial assignment to a position where occupational exposure to bloodborne pathogen is possible and at anytime thereafter that the employee chooses to receive the vaccine. Refusal to receive the vaccine will be in writing utilizing the statement found in appendix A to Section 1900.1010 of the OSHA Standards. This form may be obtained at the City of Greer personnel office.

Procedures after exposure report

Following a report of an exposure incident the employee receives a confidential medical evaluation and follow-up including documentation of routes of exposure and the circumstances and documentation of the source individual unless that identification is infeasible or prohibited by state or local law. Post exposure prophylaxis when medically indicated will be provided

along with counseling and evaluation of reported illness. All blood samples will be held for ninety (90) days.

Record keeping

Medical Records

The City of Greer personnel department shall establish an accurate record for each employee with occupational exposure, in accordance with 29 CFR 1910.20

1. This record shall include:
 - a. The name and social security number of the employee
 - b. A copy of the employee's hepatitis B vaccinations and any medical record relative to the employee's ability to receive vaccination
 - c. A copy of the employee's declination letter of the hepatitis B vaccination is declined
 - d. A copy of all results of examinations, medical testing and follow-up procedures.
 - e. The employer's copy of the health care professional's written opinion, when one is consulted after and employee exposure to blood or other potentially infectious material.
 - f. A copy of the information provided to the healthcare professional who is responsible for evaluating an employee after an exposure incident.
2. The employer shall ensure that employee medical records are...
 - a. **Kept confidential**
 - b. **Are not disclosed or reported with out the employee's express written consent to any person within or outside the work place except as required by this section or as may be required by law. The employer shall maintain the records require for at least the duration of employment , plus 30 years in accordance with 29 CFR 1910.20**

Training Records: Training records shall include the following information

1. The dates of the training session(s)
2. The contents or a summary of the training sessions including documentation of employee's receipt of OSHA standard 1910.20
3. The names and qualification of person(s) conducting the training
4. The names and job titles of all persons attending the training session
5. Training records shall be maintained for three (3) years from the date on which the training occurred.
6. Records of any subsequent yearly training

Waiver of Hepatitis B Vaccination

I understand that due to my occupational exposure to blood or other potentially infectious material I may be at risk of acquiring the hepatitis B virus (HBV) infection. I have been given the opportunity to be vaccinated with hepatitis B vaccination at this time. I understand that by declining this vaccine, I continue to be at risk of acquiring Hepatitis B, a serious disease. If in the future I continue to have occupational exposure to blood or other potentially infectious material and I want to be vaccinated with the hepatitis B vaccine, I can receive the vaccination series at no charge to me.

Date_____ Employee Signature_____

Date_____ Witness Signature_____